



LOUIS B. MAYER

LEASING INCENTIVES AVAILABLE*

3 months of pre-occupancy for 5-year lease term

6 months of pre-occupancy for 10-year lease term

1 month of free rent for each year of lease term

*Certain Conditions Apply

**\$12/sq. ft.
Year 1***

Up to ± 204,323 sq. ft. AVAILABLE

LEASED



CBRE

Managed by

Colliers

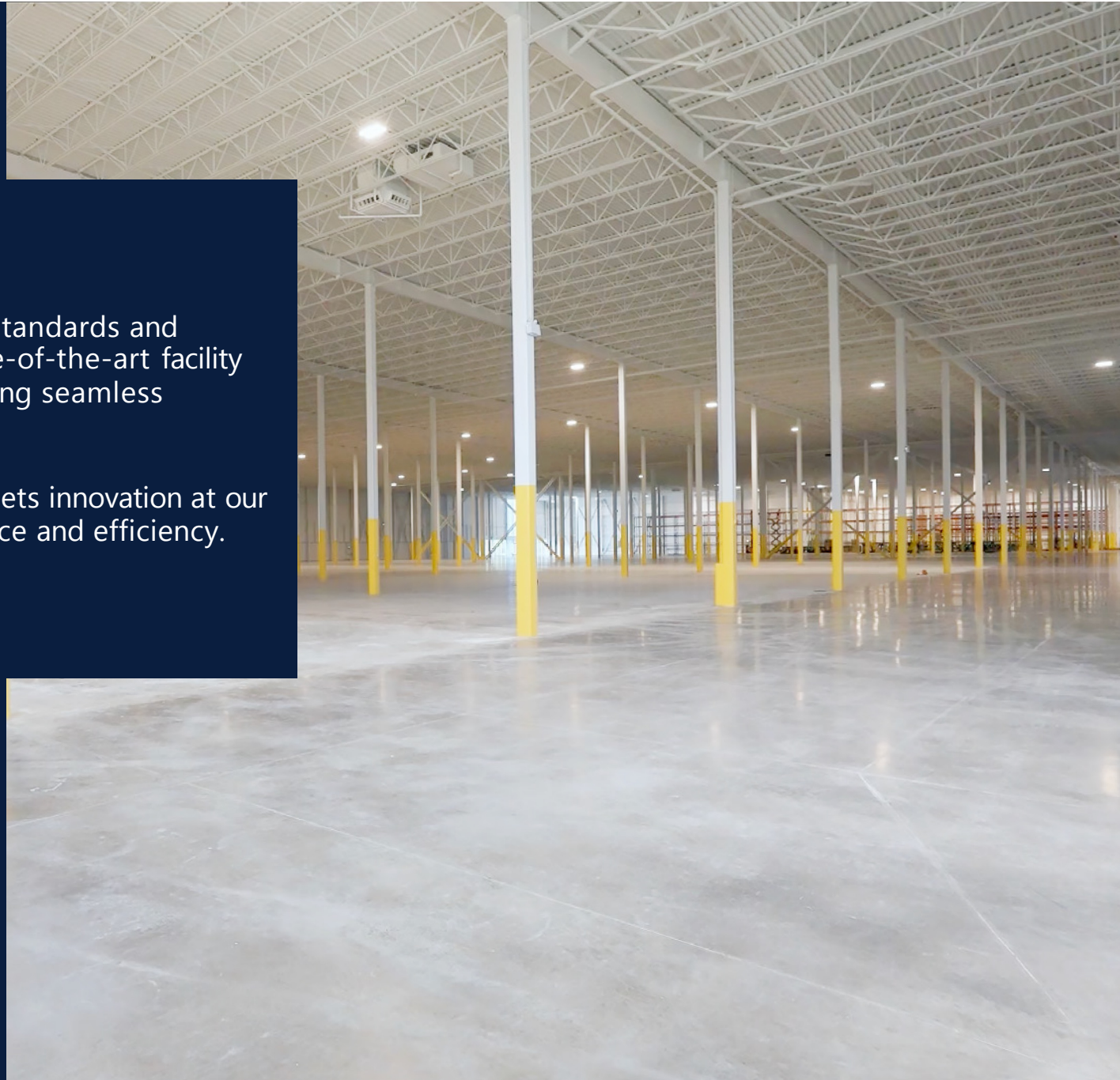
Welcome to GEO

—
With our commitment to world-class standards and environmental responsibility, this state-of-the-art facility offers unmatched accessibility, ensuring seamless operations for your business.

—
Experience a future where industry meets innovation at our eco-friendly site designed for excellence and efficiency.

[**VIEW FLY-THROUGH VIDEO →**](#)

GEO | 4915 LOUIS B. MAYER | FOR LEASE



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**POWERED BY
DESIGN**

POWERED BY DESIGN



Property Overview



OCCUPANCY: AVAILABLE IMMEDIATELY



LEED GOLD CERTIFIED



ZERO CARBON CERTIFIED



TRAILER PARKING AVAILABLE



UNDERGROUND PARKING AVAILABLE



TAX BREAK AVAILABLE



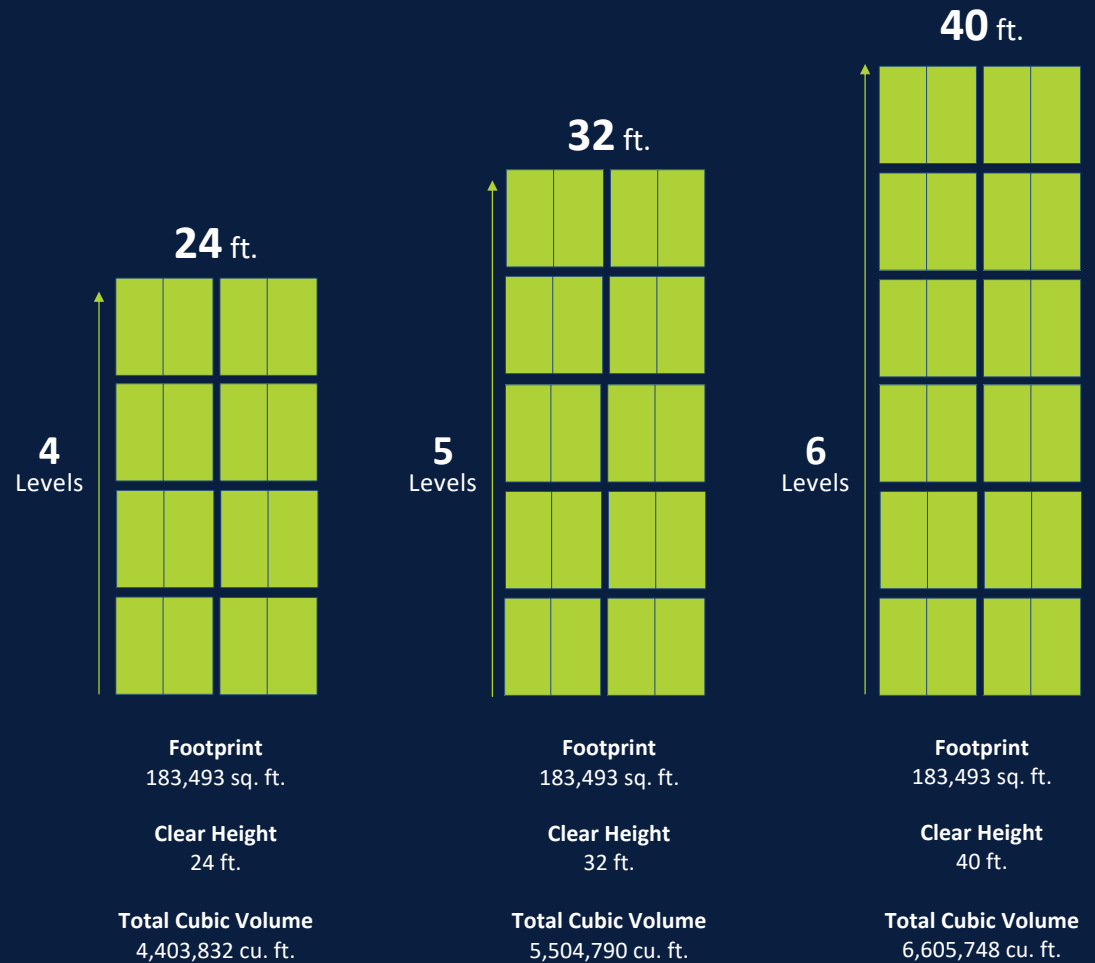
DESCRIPTION	AREA (SQ. FT.)
PARKING GARAGE	9,969
OFFICE AREA (TWO OFFICE FLOORS)	20,852
WAREHOUSE AREA	280,688
TOTAL BUILDING AREA	311,487
TOTAL LAND AREA	549,426
ZONING	ZI.2-2026

Optimized Elevation

GEO provides an exceptional clear height of **40'** unlocking significantly greater storage capacity within the same footprint.

This added vertical space improves **flexibility, reduces operating costs, boosts productivity and ultimately drives greater value across your operation.**

CLEAR HEIGHT	NUMBER OF PALLETS IN HEIGHT	REACH STANDARD
24'	4 pallets	13 280 pallets
32'	5 pallets	16 816 pallets
40'	6 pallets	20 352 pallets



POWERED BY DESIGN



AVAILABLE SPACE

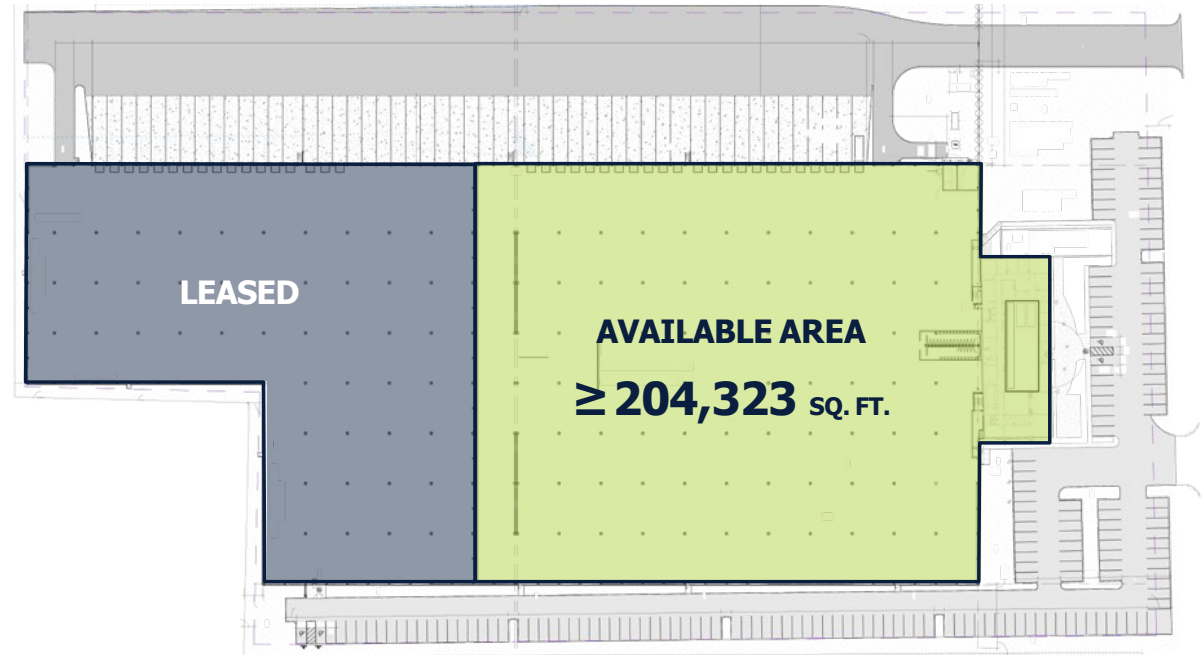
AVAILABLE DATE	IMMEDIATELY
AVAILABLE AREA (SQ. FT.)	≥ 204,323
WAREHOUSE AREA (SQ. FT.)	≥ 183,493
OFFICE AREA (SQ. FT.)	≥ 20,830
GROUND FLOOR	≥ 9,947
SECOND FLOOR	≥ 10,883
PARKING	192
UNDERGROUND PARKING	25
CLEAR HEIGHT	40'
TRUCK-LEVEL DOORS	23
DRIVE-IN DOORS	1
POWER	2,600 A
COLUMN SPAN	37' x 45'

PRICING

ESTIMATED TAXES (SQ. FT.)	\$ 4.09
ESTIMATED OPEX (SQ. FT.)	\$ 1.38
ASKING NET RENT (SQ. FT.)	\$ 12.00/Year 1*

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*Certain Conditions Apply



Site Plan

[CLICK TO VIEW DETAILED SITE PLAN →](#)

POWERED BY
**INNOVATION &
SUSTAINABILITY**

POWERED BY INNOVATION & SUSTAINABILITY

Setting new standards for sustainability and environmental responsibility.

GEO is designed with a carbon neutral focus – ensuring zero net carbon emissions will result from the building's operation.

- This is achieved by harnessing renewable energy sources and implementing efficient energy usage practices.
- A key feature of GEO is its **innovative Geothermal Heating System**, which uses the earth's natural heat to provide efficient and environmentally friendly heating solutions. This advanced technology significantly reduces our dependence on fossil fuels, thus contributing to our commitment to creating a sustainable future.
- Embrace the future with GEO - where cutting-edge design meets environmental responsibility.

LEED GOLD AND
ZERO CARBON CERTIFIED



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GEO
LOUIS B. MAYER





POWERED BY
CONNECTIVITY

POWERED BY CONNECTIVITY

Unparalleled Location

Perfectly located for ease of access, GEO is within close proximity to the intersections of Autoroutes 440 and 13, and Autoroute 440 and Curé-Labelle Blvd., making the site easy to access by vehicle.

The property is also conveniently accessible from Metro Montmorency via Bus 61 and Bus T-11.

DRIVE TIME

Autoroute 440
1 min

Autoroute 19
10 min

Downtown Montreal
30 min

Autoroute 13
2 min

**Intermodal Rail
Service Lachine**
19 min

Port of Montreal
30 min

Autoroute 15
6 min

**Montreal-Pierre Elliott
Trudeau International Airport**
20 min

**U.S. Customs and
Border Protection**
60 min

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**Montreal-Pierre
Elliott Trudeau
International Airport**



**Port of
Montreal**



**Bus Line
61**



**Bus Line
T11**





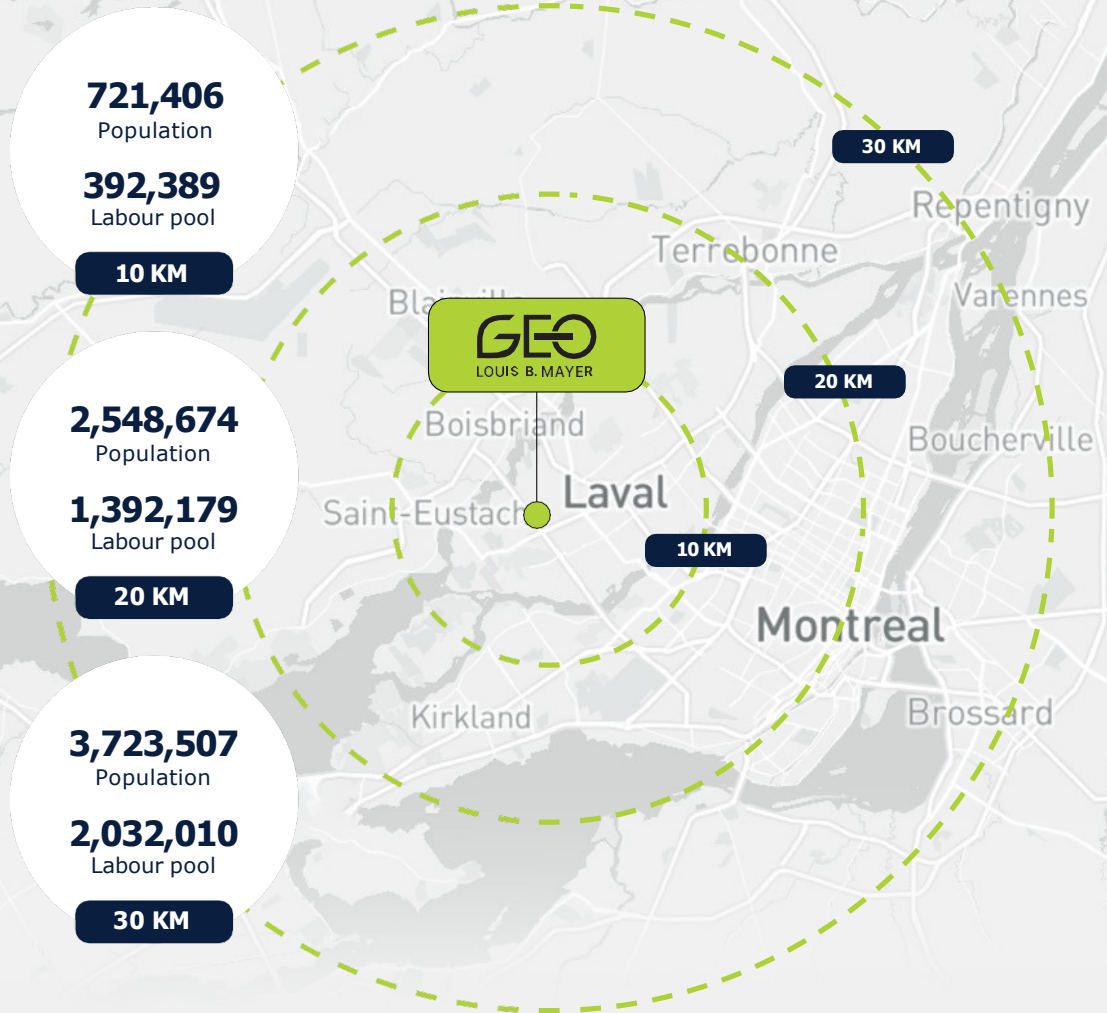
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POWERED BY
A DIVERSE
COMMUNITY

POWERED BY A DIVERSE COMMUNITY



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Laval Labour Pool

Occupation in trades, transport and equipment operators and related



31,172
10 KM

121,642
20 KM

218,297
30 KM

Occupations unique to processing, manufacturing and utilities



18,630
10 KM

54,603
20 KM

78,090
30 KM

Laval Highlights



- 3rd largest city in the province of Quebec
- Laval S&P rating AA
- Population expected to increase by **30% over the next 20 years**
- Industrial inventory of Laval **33,000,000 SF**

POWERED BY A DIVERSE COMMUNITY

In addition to a robust labour pool, GEO is complemented by a plethora of esteemed **corporate neighbours and local amenities.**

lumen

DOLLARAMA \$1
60¢

metro

WOLSELEY

STRUCTUBE

MONARCH
SPECIALTIES INC.

BASSÉ

CANADIAN TIRE

Richelieu

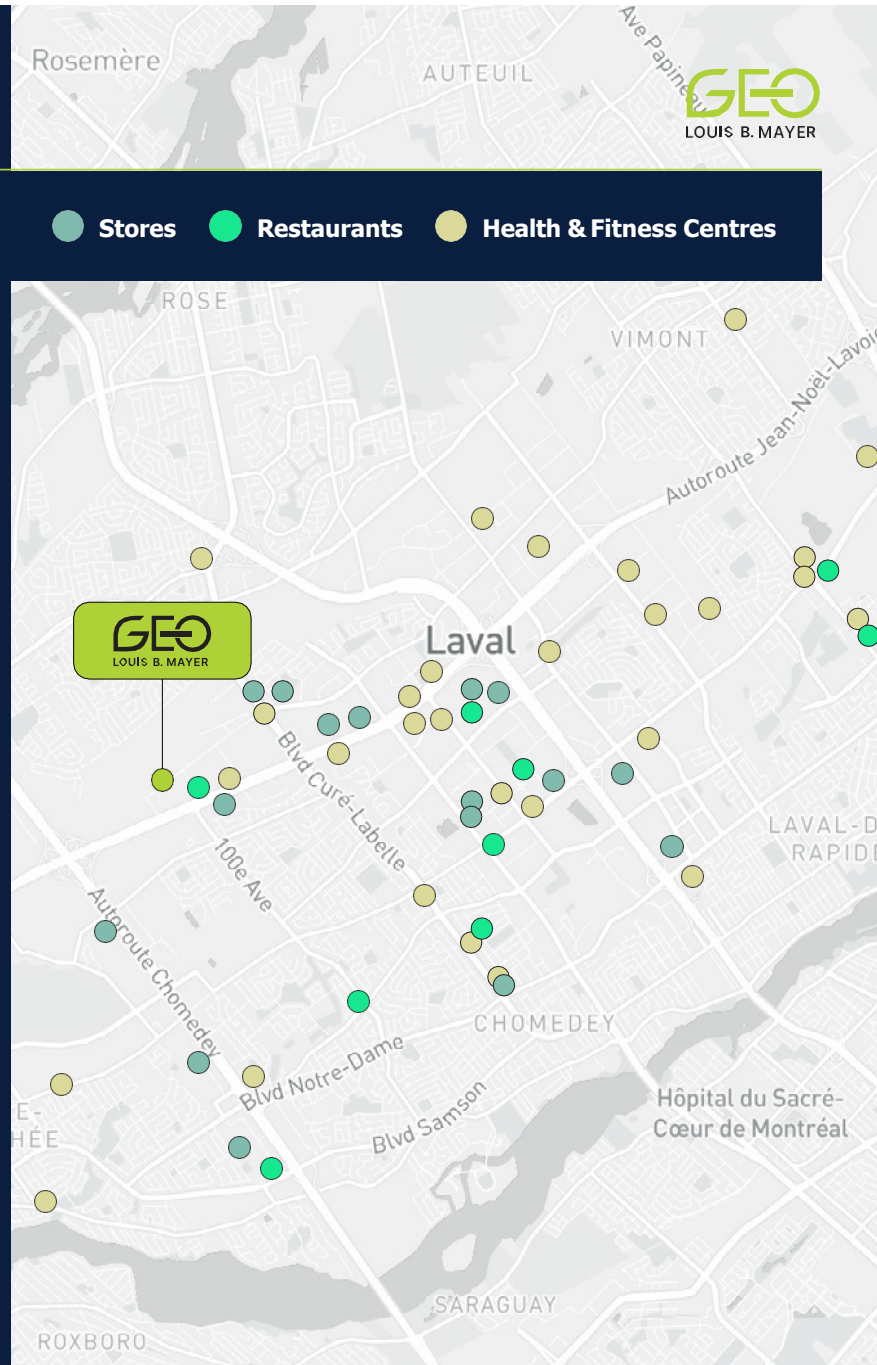
CANADA POST
POSTES CANADA

STRONGCO®

**bureau
engros**

GEO's strategic positioning not only provides a vibrant commercial environment but also easy access to local amenities. GEO combines sustainable development, strong business prospects, and local conveniences, offering an unparalleled workplace experience.

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LOUIS B. MAYER



VISIT OUR WEBSITE →



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