



# 1325

Hymus Boulevard, Dorval

*Warehousing opportunity strategically located  
in Dorval's industrial park*

80,000 sq. ft. | INDUSTRIAL SPACE FOR LEASE





# Highlights



**26 FEET**

Clear height



## 15 TRUCK-LEVEL DOCKS

Equipped with dock levelers  
& 1 large drive-in door



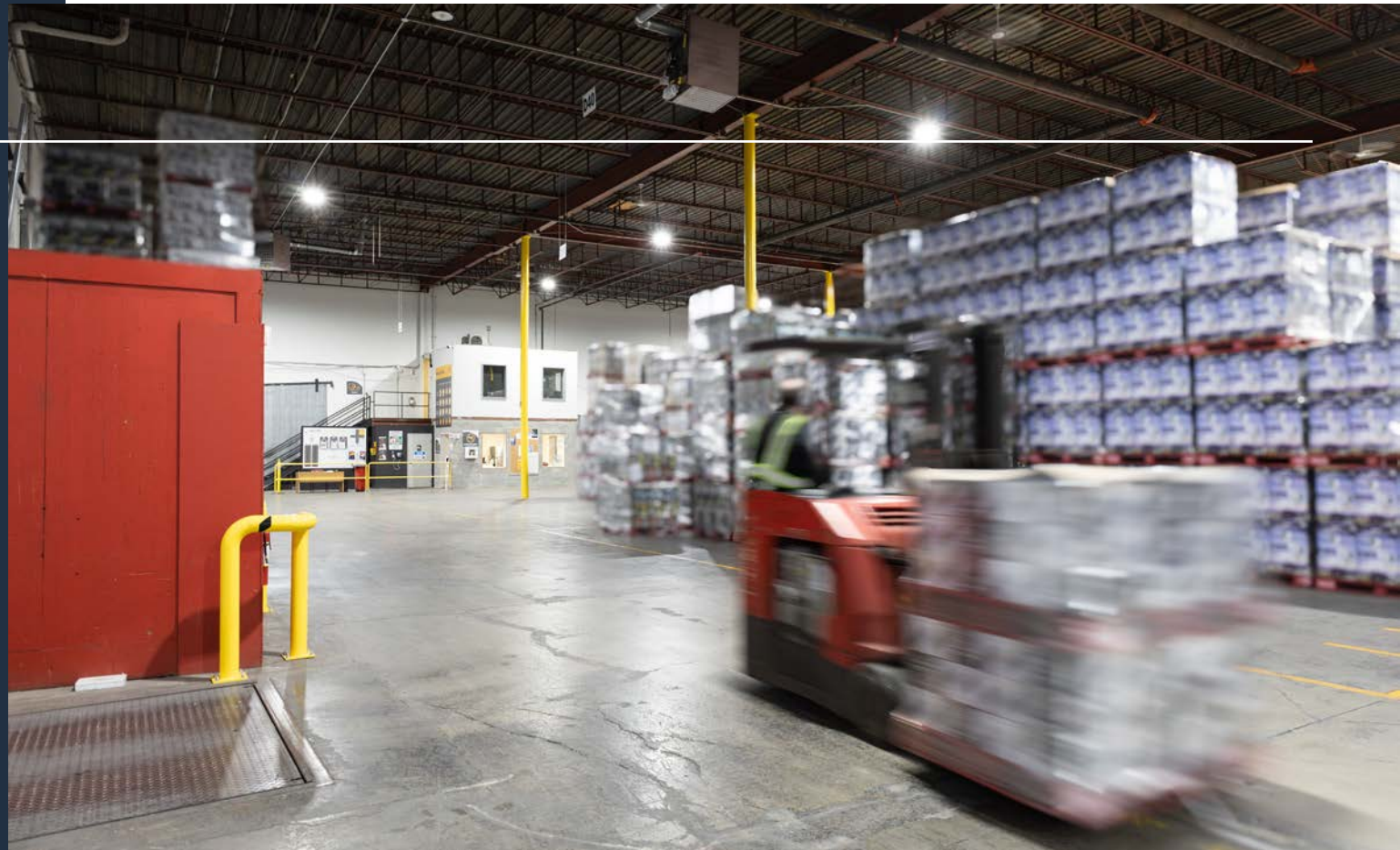
## MEZZANINE

With 3 closed offices  
and kitchen area



## EXCELLENT ACCESSIBILITY

In close proximity to highways 40 & 13,  
the Montréal-Trudeau International  
Airport, and the Marie-Curie REM station  
(estimated opening in 2027)



<b>Square footage</b>	80,000 sq. ft.	<b>Zoning</b>	I04-05
<b>Total land area</b>	174,240 sq. ft.	<b>Electrical entry</b>	500 amps
<b>Clear height</b>	26 feet	<b>Parking</b>	Exterior
<b>Truck-level docks</b>	15 (equipped with dock levelers)	<b>Heating</b>	Gas
<b>Drive-in door</b>	1	<b>Sprinklers</b>	Yes
<b>Availability</b>	October 1 <sup>st</sup> , 2025		

1325 HYMUS BLVD.

*This versatile warehouse, boasting 80,000 square feet and a clear height of 26 feet, is perfectly suited for a variety of logistical needs.*



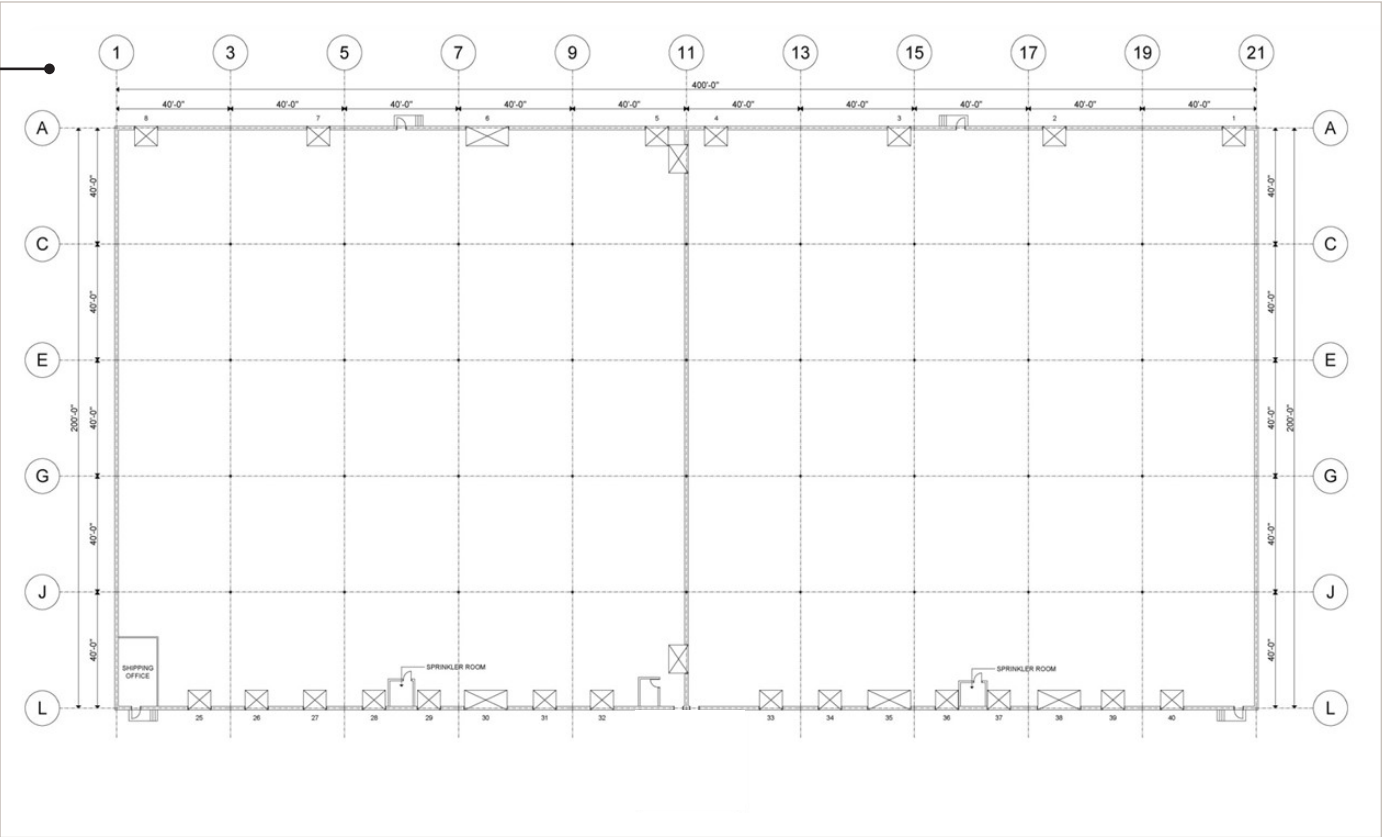
Truck-level docks



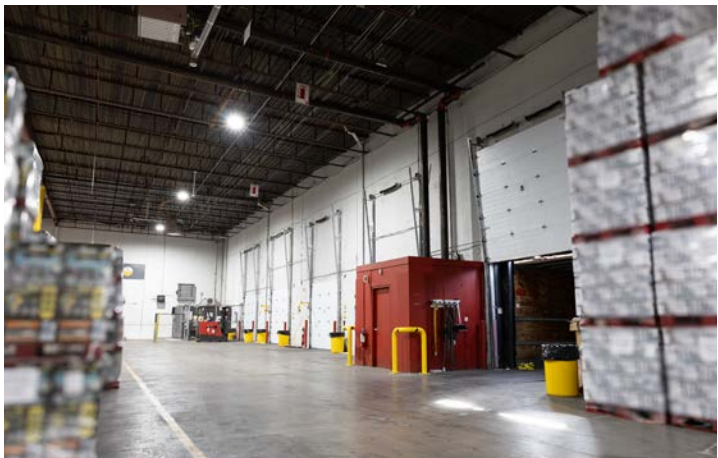


1325 HYMUS BLVD.

# Floorplan



Mezzanine with 3 closed offices and kitchen area



*Located in the dynamic industrial park of Dorval, 1325 Hymus benefits from excellent connectivity.*



**EASY ACCESS TO  
HIGHWAYS 40 & 13**



**MARIE-CURIE  
REM STATION**

5-minute drive away  
(estimated opening in 2027)



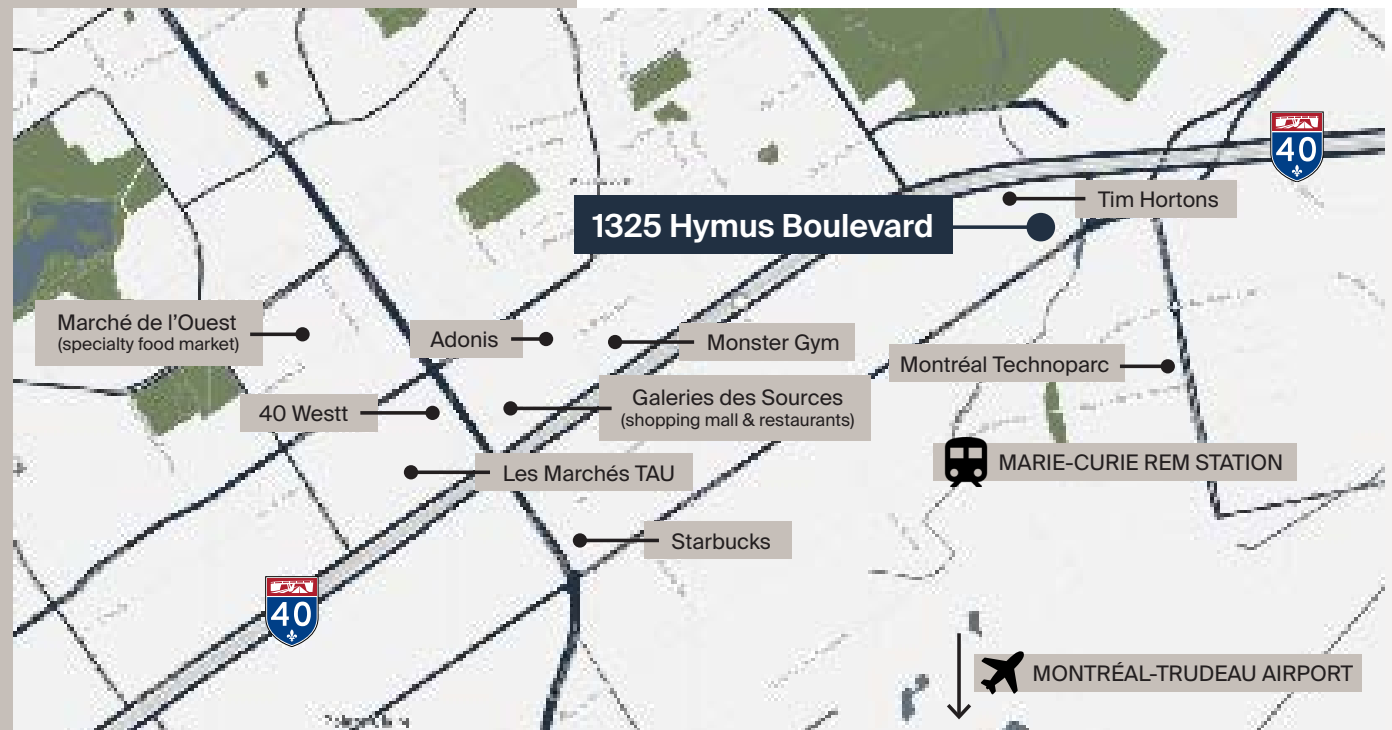
**IN PROXIMITY TO AMENITIES**

7-minute drive to several amenities  
including restaurants, shopping  
malls, hotels & more.

**1325 Hymus Boulevard**



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Let us help you build  
the environment that  
*fits your vision.*

**Alexandre Cowper**

Senior Leasing Director, Montréal

514 286-0188, ext. 243

[acowper@btbreit.com](mailto:acowper@btbreit.com)

**Stéphanie Léonard**

Senior Leasing Director

514 286-0188, ext. 256

[sleonard@btbreit.com](mailto:sleonard@btbreit.com)

