FOR SALE

11145 - 11277 RUE HAMON

MONTRÉAL, QUÉBEC



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EXECUTIVE SUMMARY

The Opportunity

The Savills Capital Markets Group is pleased to present the opportunity to acquire 11145–11155 and 11177–11277 rue Hamon, a two-building industrial/flex pharmaceutical portfolio comprising approximately 39,141 square feet of leasable area in Montréal's Ahuntsic–Cartierville borough. The properties are purpose-configured for pharmaceutical operations, incorporating laboratory, production, office and warehousing areas across two specialized facilities.

The portfolio is 100% occupied by Juno Pharma Canada Inc., under separate leases expiring in June 2030 and June 2031. The tenant has maintained continuous occupancy at 11177–11277 Hamon since 2001 and at 11145–11155 Hamon since 2004, establishing a more than 20-year operating history at both properties. Base rents are subject to annual CPI-based adjustments, while the leases are structured on a net-net basis, providing investors with stable income and limited landlord exposure to property-level operating expenses.

This investment opportunity is distinguished by the specialized improvements and infrastructure supporting the tenant's pharmaceutical operations. The facilities include sanitary laboratory and production areas, dedicated mechanical systems, backup generator and loading facilities, while 11145–11155 Hamon underwent renovations to its oncology production area in 2017–2018. The combination of specialized real estate, significant operational integration and more than two decades of occupancy creates meaningful barriers to relocation and underpins the portfolio's long-term tenancy profile.



11145–11155 rue Hamon



11177–11277 rue Hamon



Investment Highlights

Specialized Pharmaceutical Facilities
The portfolio comprises two industrial/flex facilities configured to support pharmaceutical laboratory, production, office and warehousing functions.

More than 20 Years of Continuous Occupancy
The tenant has operated from 11177–11277 Hamon since 2001 and 11145–11155 Hamon since 2004, establishing a longstanding operating presence at both properties.

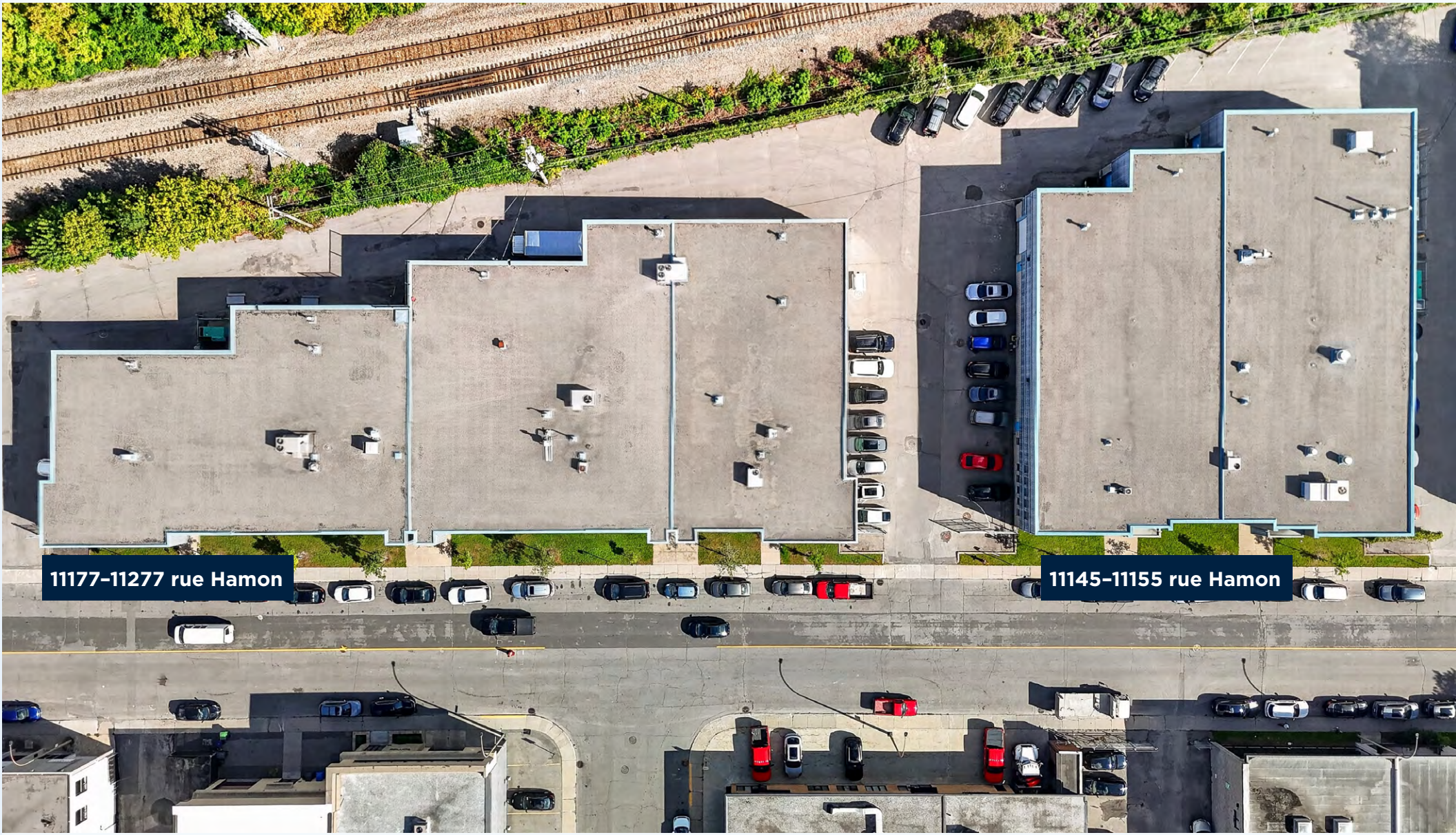
Long-Term, Fully Leased Income
The portfolio is 100% occupied under two leases extending through June 2030 and June 2031, providing investors with multi-year contractual income visibility and staggered lease maturities.

Established Hamon Street Operating Campus
In addition to occupying the properties for more than two decades, Juno Pharma Canada Inc. maintains additional owned and leased facilities along rue Hamon, creating a concentrated operating presence within the immediate area. This clustering of operations reinforces the strategic importance of the location to the tenant and further supports the long-term embeddedness of its tenancy.

CPI-Linked Rental Growth
Base rents are subject to annual CPI-based adjustments, providing contractual rental growth through the remaining lease terms. The leases are structured on a net-net basis, limiting landlord exposure to property-level operating expenses except where expressly provided.

Embedded Rental Upside
In-place rents are below current market indications for comparable industrial space, creating potential mark-to-market upside at future renewal or lease rollover.

Strategic Montréal Infill Location
Located in Ahuntsic-Cartierville, the properties benefit from an established industrial setting and excellent connectivity, with convenient access to Highways 15 and 40. The Bois-de-Boulogne train station is just a five-minute walk away, while the Henri-Bourassa metro station and Du Ruisseau REM station are also nearby.

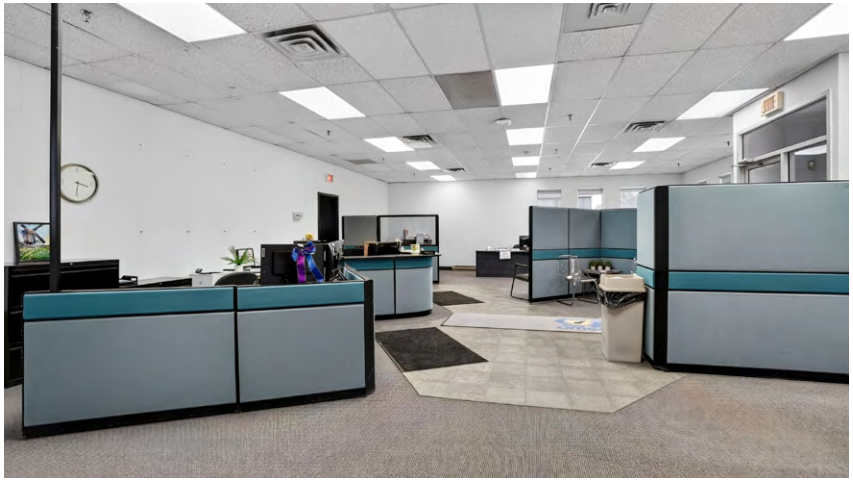

11177–11277 rue Hamon
11145–11155 rue Hamon


11,155










PEPSI





Property Overview

The portfolio comprises two adjacent industrial buildings on rue Hamon, each situated on a flat and level site with dedicated street frontage. Both buildings feature steel-frame construction with concrete foundations and slab flooring, together with loading areas, grade-level access and mezzanine space that support functional industrial operations. The properties are also equipped with on-site parking, rooftop mechanical systems, sprinkler protection and backup generators.

11145-11155 RUE HAMON, MONTRÉAL, QUÉBEC	
Borough	Ahuntsic-Cartierville
Legal Description	Lot 3 879 627, Cadastre of Québec
Site Area	35,492 sf
Topography	Flat and level with the street
Street Frontage	196 ft on rue Hamon
Number of Floors	One floor + mezzanine
Building Structure	Steel structure with cast concrete foundation and cast concrete slab flooring.
Building Envelope	Exterior walls are made of concrete block masonry and steel siding. Acoustic tiles and suspended sanitary ceiling. Aluminum windows: fixed and awning.
Roof Systems	Tar and gravel over membrane
Heating, Cooling & Ventilation	Two (2) Mcquay cooling units for the industrial portion. Rooftop HVAC units for office section. Electric baseboards. Gas Reznor unit heaters (aerotherms).
Plumbing	Sufficient quantity
Electrical	Three-phase 347 / 600 volt, providing ample power to facility
Fire Protection	Building fully sprinklered. Emergency lighting system, alarm, fire extinguishers, Simplex security control panel
Clear Height	24 ft
Special Features	Cummins outdoor backup generator (300 KVA). Five (5) chemical fume hoods (owned by the tenant). Two (2) 16x10 ft grade-level garage doors and two (2) 10-foot loading docks with dock levelers.
Parking	39 parking spaces

MUNICIPAL ASSESSMENT AND TAXES

Assessment roll 2026–2028

Land	$1,253,000
Building	$4,812,300
Total	**$6,065,300**

PROPERTY TAXES (2026)

Municipal	$150,808
School (2026-2027)	$3,763
Total	**$154,571**



11177-11277 RUE HAMON, MONTRÉAL, QUÉBEC	
Borough	Ahuntsic-Cartierville
Legal Description	Lot 3 879 589, Cadastre of Québec
Site Area	45,390 sf
Topography	Flat and level with the street
Street Frontage	351 ft on rue Hamon
Number of Floors	One floor
Building Structure	Steel structure with cast concrete foundation and cast concrete slab flooring.
Building Envelope	Exterior walls are made of concrete block masonry and steel siding. Acoustic tiles and suspended sanitary ceiling. Aluminum windows: fixed and awning.
Roof Systems	Tar and gravel over membrane
Heating, Cooling & Ventilation	Rooftop HVAC units, electric baseboard heaters, gas Reznor unit heaters (aerotherms)
Plumbing	Sufficient quantity
Electrical	Three-phase 347 / 600 volt, providing ample power to facility
Fire Protection	Building fully sprinklered. Emergency lighting system, alarm, fire extinguishers, Simplex security control panel.
Clear Height	18 ft
Special Features	Cummins outdoor backup generator (100 KVA). Three (3) 14'x10 ft grade-level garage doors, two (2) 10-foot loading docks, one (1) with a dock leveler. Warehouse with two mezzanines.
Parking	21 parking spaces

MUNICIPAL ASSESSMENT AND TAXES

Assessment roll 2026–2028

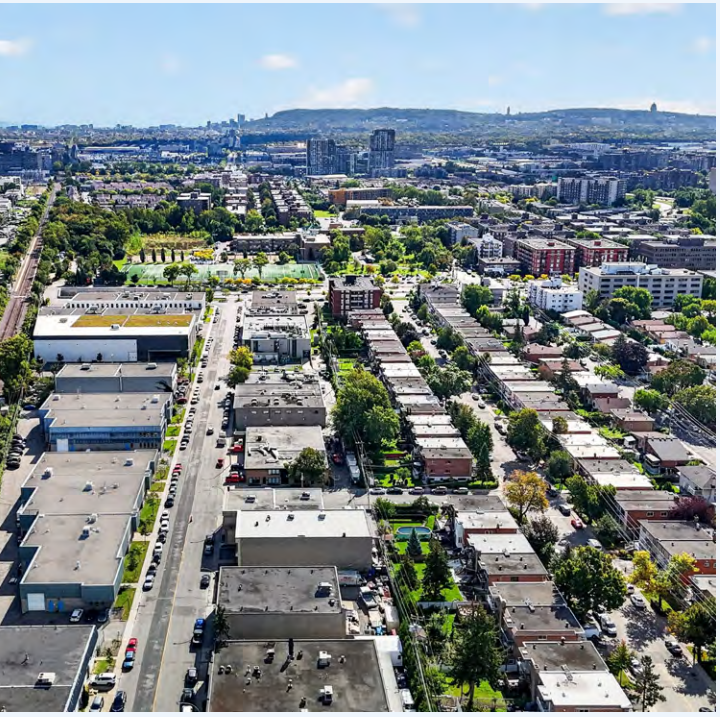
Land	$1,602,400
Building	$4,154,800
Total	**$5,757,200**

PROPERTY TAXES (2026)

Municipal	$142,878
School (2026-2027)	$3,571
Total	**$146,449**







Location Overview

The properties are located in Montréal's Ahuntsic–Cartierville borough, within an established light industrial and commercial node characterized by small-format industrial, flex and commercial properties. Positioned between the Saint-Jérôme commuter rail corridor and a low-density residential neighbourhood, the site benefits from an infill location within Montréal's urban fabric and proximity to a broad surrounding employment base.

Regional connectivity is supported by immediate access to Henri-Bourassa Boulevard West and Boulevard de l'Acadie, providing efficient connections to the broader Montréal road network. Highway 15 is approximately 1.0 kilometre from the properties, while Highway 40 is approximately 3.5 kilometres away, facilitating access across Montréal, Laval and the wider Greater Montréal region.

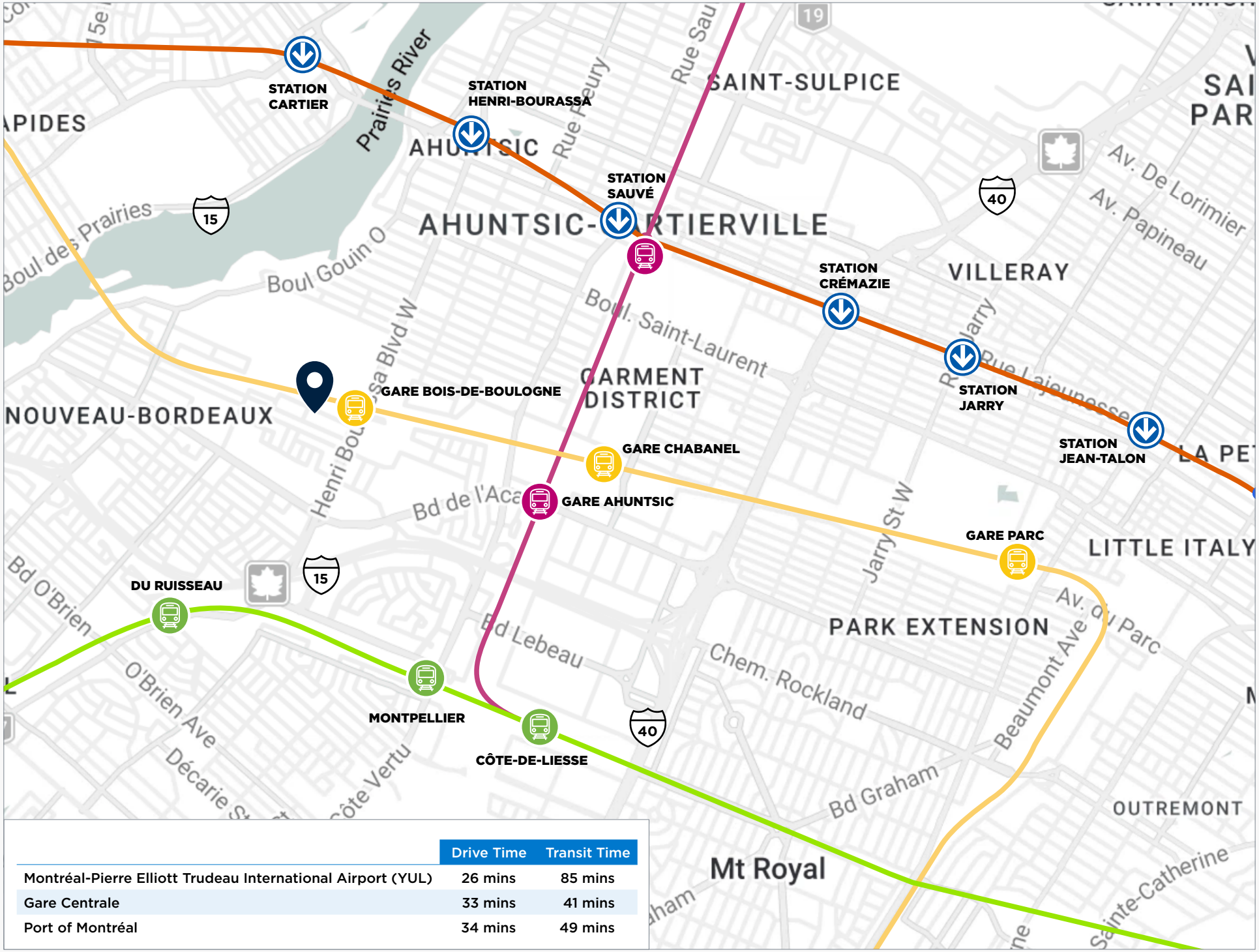
The location is further differentiated by strong public transit accessibility for an industrial property. Bois-de-Boulogne commuter rail station is approximately a five-minute walk from the site, providing service on exo's Saint-Jérôme line; the station connects to downtown Montréal's Lucien-L'Allier station in approximately 33 minutes. The surrounding area is also served by multiple STM bus routes, connecting to Henri-Bourassa metro station as well at to Du Ruisseau REM station, both of which being situated approximately 2.5 kilometres away.

Collectively, the properties combine urban infill positioning, regional highway connectivity and walkable commuter rail access, providing strong accessibility for employees, suppliers and business operations.

Multiple STM bus routes to Henri-Bourassa metro station and to Du Ruisseau REM station

Five-minute walk to Bois-de-Boulogne commuter rail station (exo)

Quick access to Highways 15 & 40



	Drive Time	Transit Time
Montréal-Pierre Elliott Trudeau International Airport (YUL)	26 mins	85 mins
Gare Centrale	33 mins	41 mins
Port of Montréal	34 mins	49 mins


marché CENTRAL
COLLÈGE DE BOIS-DE-BOULOGNE
LOISIRS DE L'ACADIE DE MONTRÉAL
Ville de Montréal
EXO STATION
juno.

Market Overview

Greater Montréal Industrial Market

The Montréal industrial market has shifted toward more balanced conditions, with approximately 342.7 million sq. ft. of inventory, vacancy rising to 7.3%, and average asking rents moderating to $13.15 psf. The increase in vacancy reflects greater availability than in recent years, while 0.8 million sf of positive absorption indicates that tenants continue to take space. At the same time, the construction pipeline has declined to approximately 1.8 million sq. ft., which should help limit additional competitive supply entering the market.

Montréal Mid-Town North

Montréal Mid-Town North remains tighter than the broader market, with approximately 8.7 million sf of inventory and vacancy of 4.8%, compared with 7.3% across the GMA. With no new deliveries or construction activity since 2023, existing industrial properties benefit from a constrained supply environment and limited near-term competition from new development.



Demographic Overview

The properties benefits from access to a substantial surrounding labour and consumer base, with approximately 386,650 residents and 165,140 households within a 15-minute drive, supported by a median household income of $81,193.

386,650 **TOTAL POPULATION**	64.3% **LABOUR PARTICIPATION**
2.3 **AVERAGE HOUSEHOLD SIZE**	165,140 **TOTAL HOUSEHOLD**
$81,193 **MEDIAN INCOME**	8.0% **UNEMPLOYMENT**

Montreal Industrial Snapshot (Q2 2026)

▲ 7.3%
VACANCY RATE
(Up from 6.0% Q2 2025)

▼ $13.15 PSF
ASKING RENTAL RATE
(Down from $13.87 Q2 2025)

✚ 0.8 MSF
NET ABSORPTION YTD
(Positive since -0.2 msf Q2 2025)

Source: Savills Report, Q2 2026



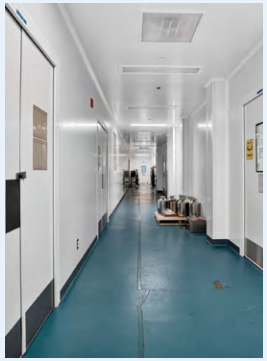







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ULINE
ULINE



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RUE HAMON

MONTRÉAL, QUÉBEC

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