



Industrial warehouse in the Saint-Laurent industrial park

- Great opportunity to lease a 32,810 sf industrial building, located in Saint-Laurent.
- The building is comprised of a 27,810 sf warehouse and a 5,000 sf office space as well as 2 non-isolated garages of approximately 2,000 sf, with 14 feet clear height and separate entrances.
- The property is ideally located with good visibility on the corner of Cavendish and Henri Bourassa boulevards, and easy access to highways 13 and 40.



32,810 square feet of available space



Clear height up to 20 feet



Area with a large labor pool



Available immediately

Get more information

David Savard-Fortier
Associate Vice-President
Commercial Real Estate Broker
Immobilier David Savard-Fortier Inc.
+1 514 243 6777

Avison Young
1801 McGill College Avenue
Suite 500
Montréal, Québec H3A 2N4
+1 514 392 1330



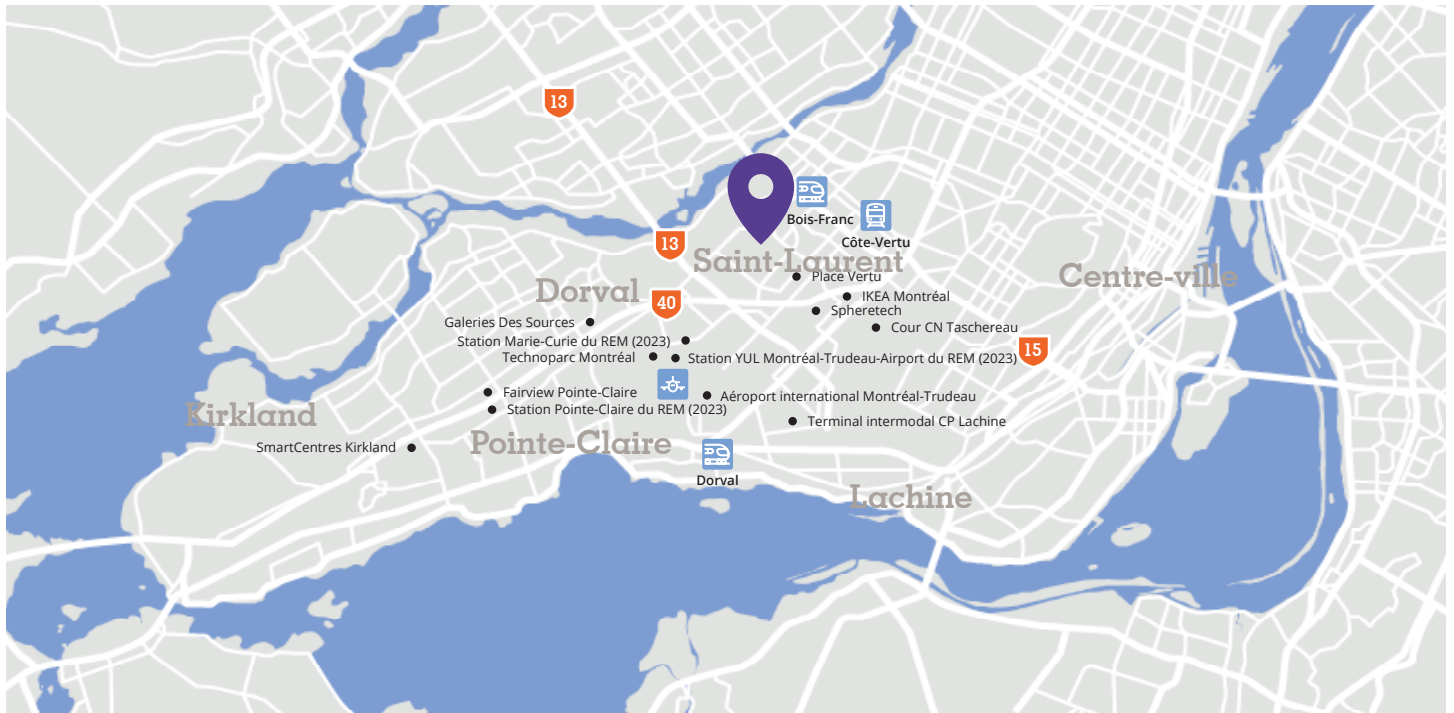
Leasing details

Available area	32,810 square feet
Clear height	16,500 sf with 20' 11,310 sf with 12'
Drive-in door(s)	3 (11'x14')
Truck-level door	1
Electricity	600V/800A
Parking	45 exterior spaces with fenced yard
Zoning	07-053
Net rent	Contact broker
Operating expenses and taxes	To be confirmed
Electricity	Metered



**Get more
information**

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Location

- Located in Ville Saint-Laurent, at the intersection of Cavendish and Henri Bourassa boulevards, with great accessibility from major arteries to highways 13 and 40. Only 10 minutes from highway 15, allowing easy access to east and west directions, as well as on the north and south shores of the Montréal metropolitan area.
- The property is located 13 kilometres from Montreal-Trudeau International Airport.
- Close to Place Vertu shopping centre (Adonis, Canadian Tire, Gold's Gym, Winners and a large food court).
- Surrounded by a large population base, as well as several well-established industrial districts, with a large and diverse workforce.



Lines 215 towards Gare Bois-Franc
Lines 175-196, 202 towards Gare Dorval



Côte-Vertu metro station (orange line) via bus lines 174-196



Accessible via the future Bois-Franc REM station (delivery in 2024)



15-minutes drive from Montréal-Trudeau International Airport



25-minutes drive from Downtown Montréal via the main highways



Want to plan a tour? Contact us for more information.

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