

315-317
Avenue Avro
POINTE-CLAIRE



INDUSTRIAL SPACE
FOR LEASE

ALMOST READY FOR OCCUPANCY



PROPERTY DETAILS



FEATURES

- Situated minutes away from Highways 20 & 40
- Zoning permits various industrial uses including warehousing & distribution, manufacturing, etc.
- Close to amenities such as shopping centers, schools, and parks
- Class A, newly constructed facility.

ZONING DETAILS

ZONE: N25

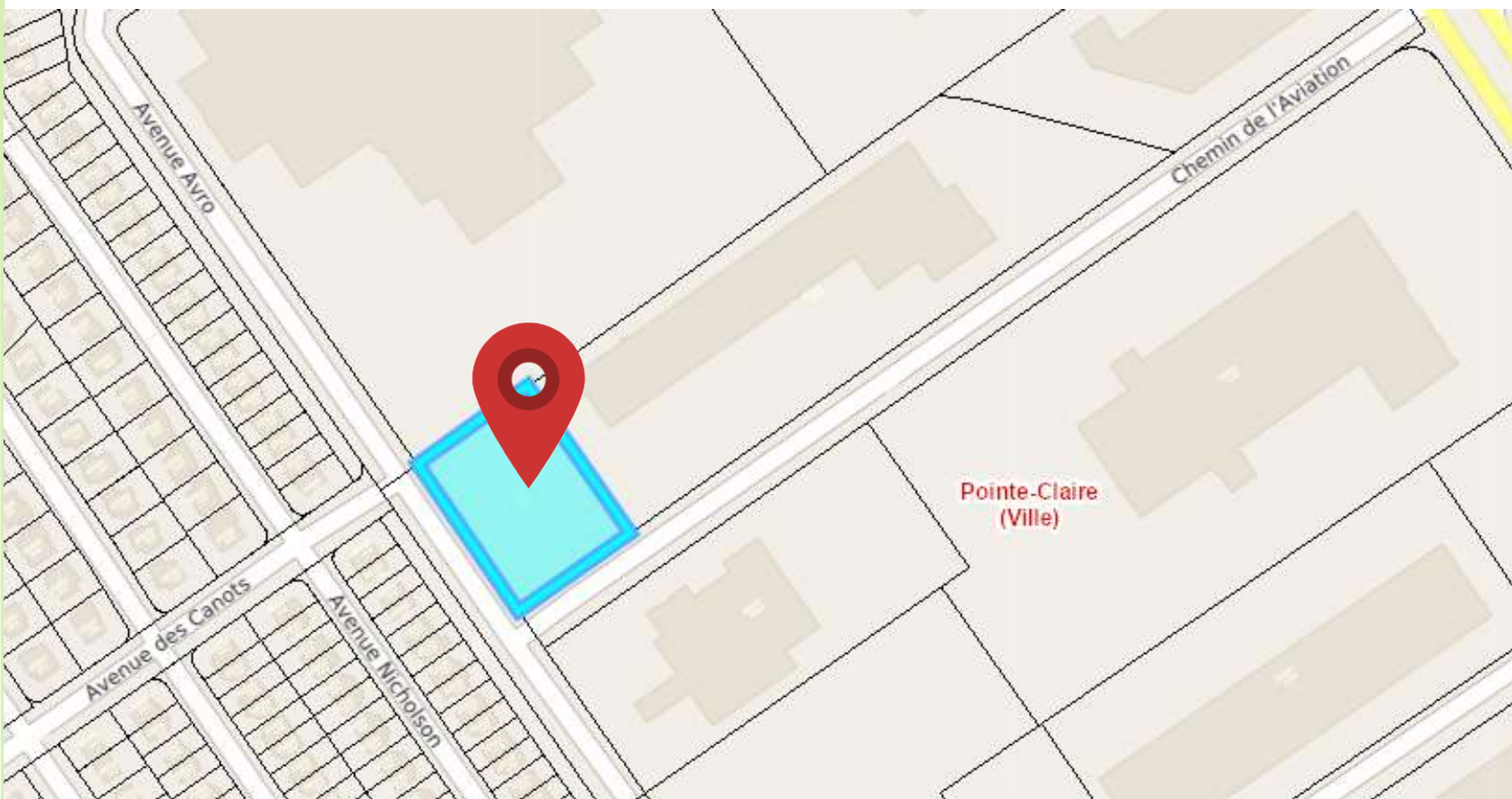
INDUSTRIAL








Flexible zoning - Zoning permits various commercial activities.

Class A (profession, research, technology)

Class B (processing, manufacturing)

Class C-1 (wholesale, distribution)

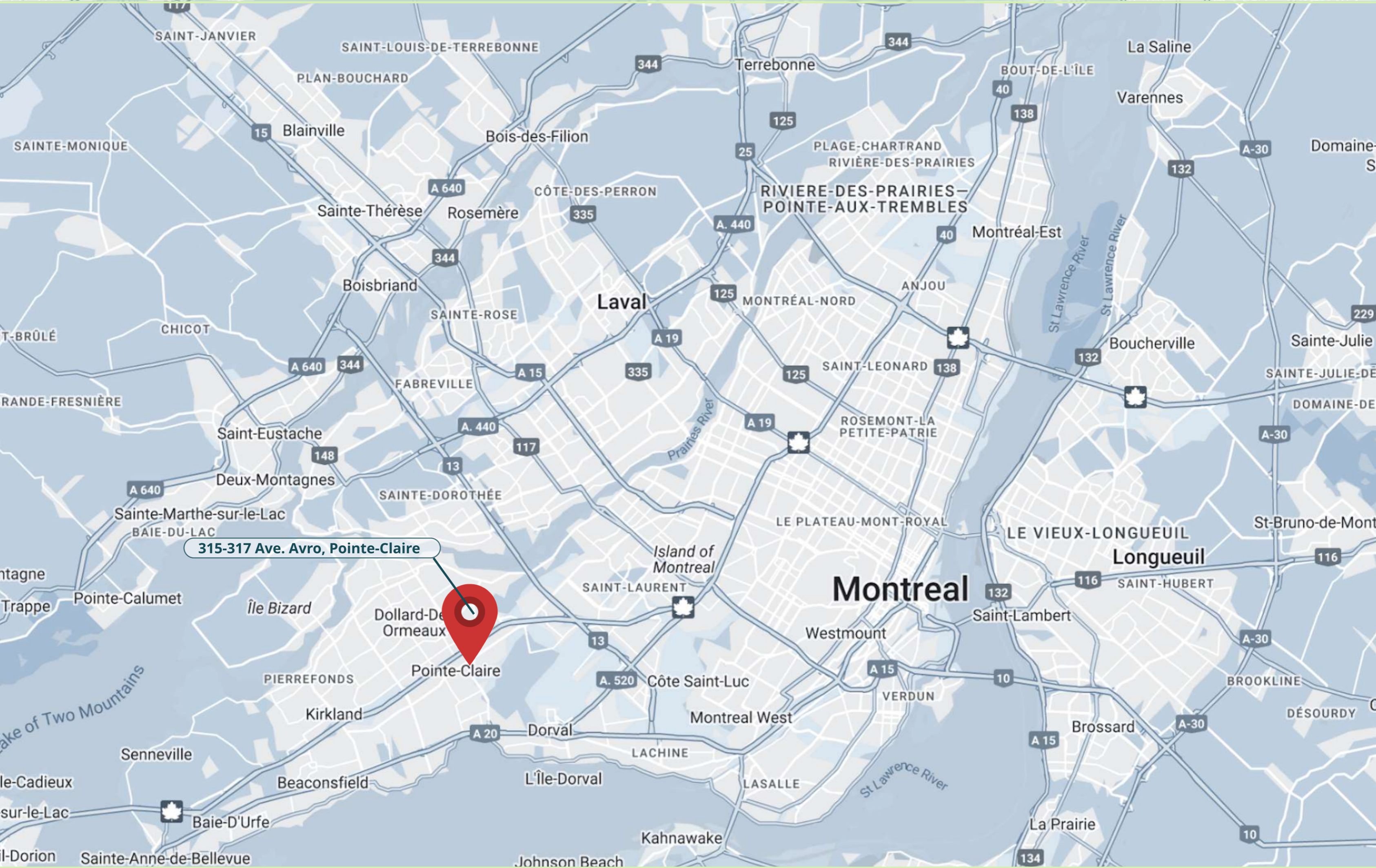
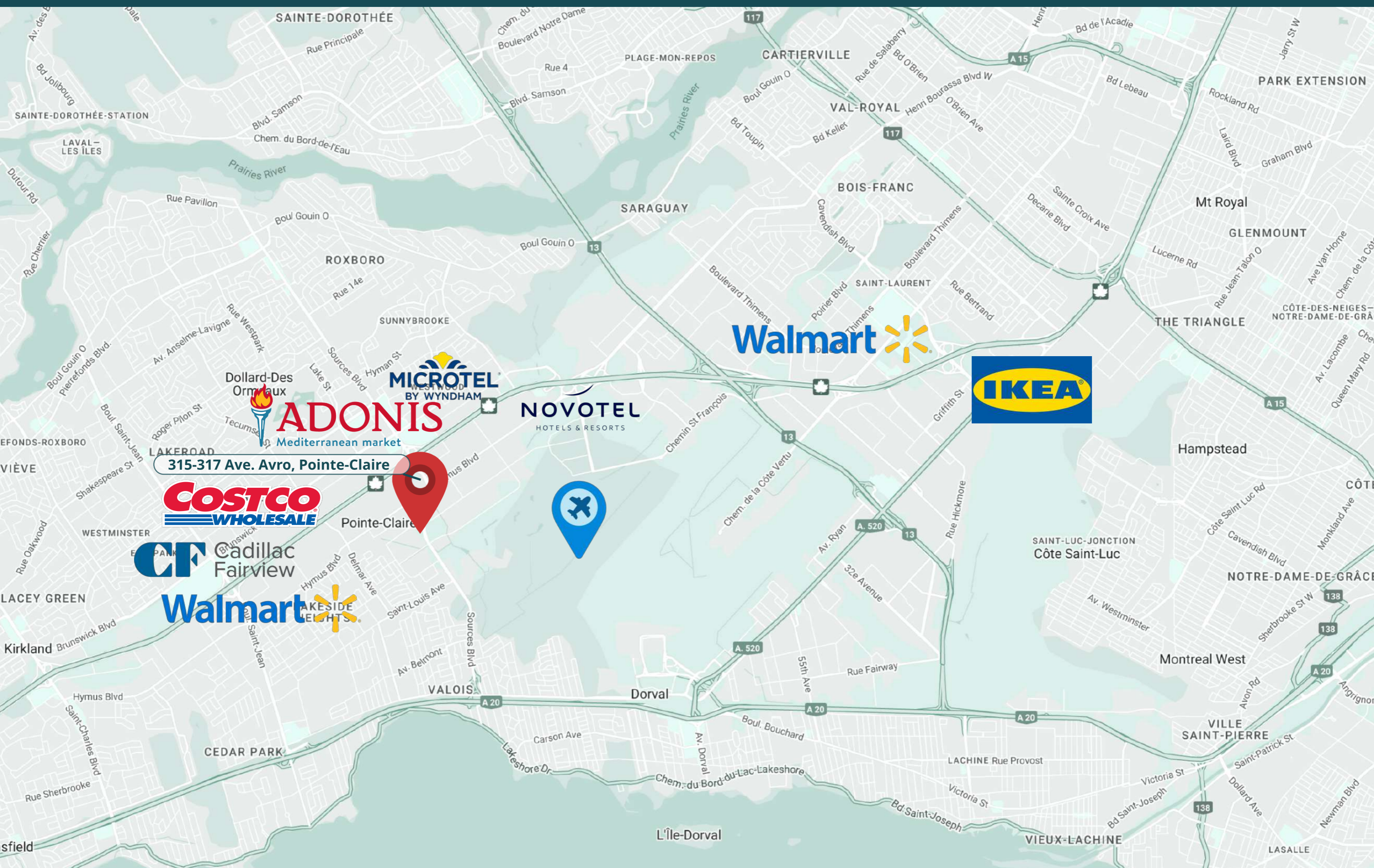


	BUILDING AREA	± 9,808 SQ. FT.
	OFFICE AREA	As needed
	CLEAR HEIGHT	24'
	TRUCK LEVEL DOORS	1
	COLUMN SPAN	31' x 29'
	SPRINKLERS	YES
	OCCUPANCY	Q1 2024

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LOCATION

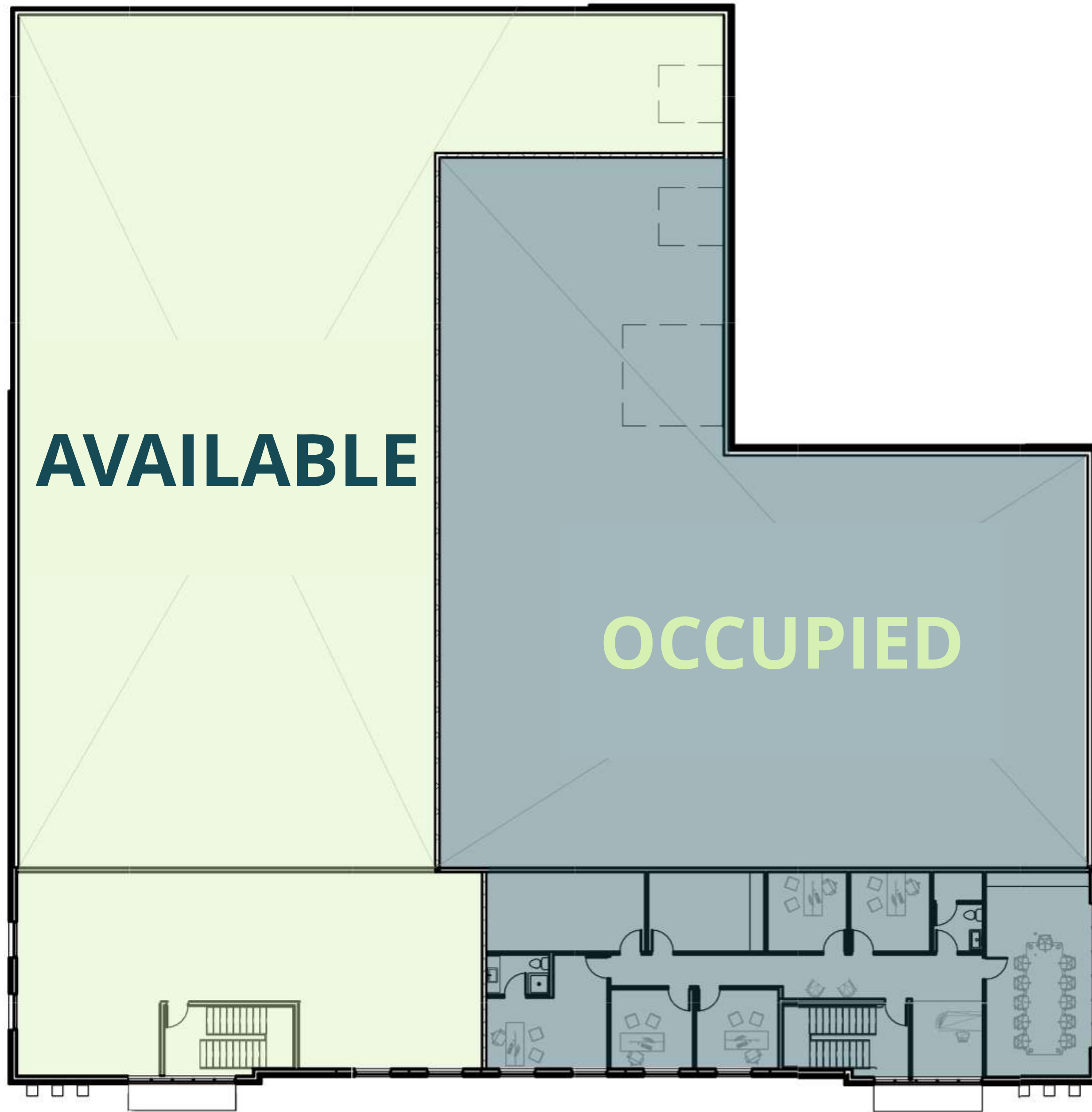
315-317 Ave. Avro, Pointe-Claire



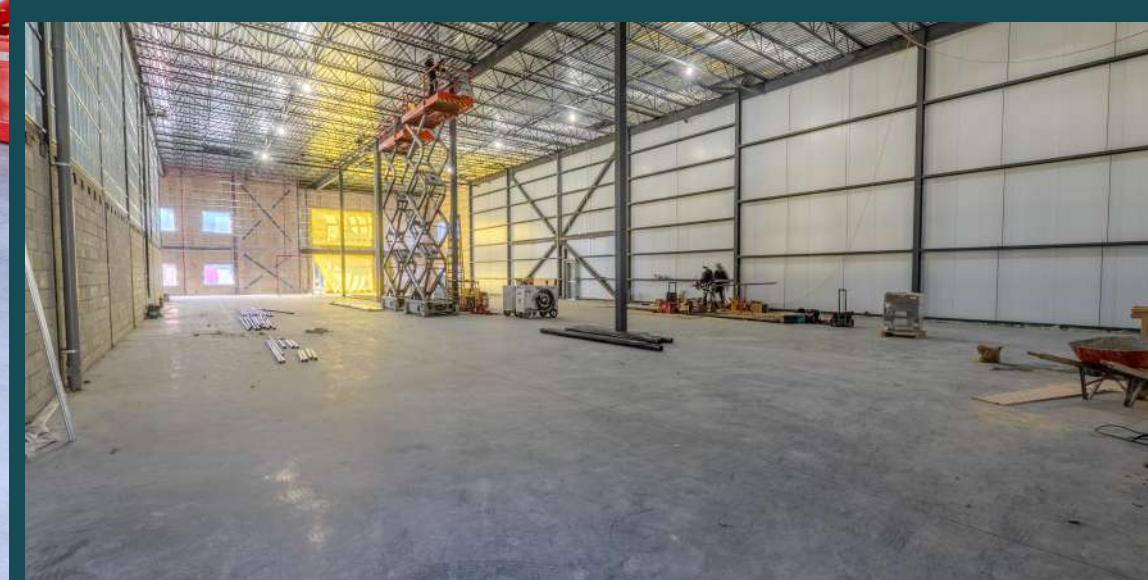
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FLOOR PLAN



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Commercial Real Estate Agency

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