

COMPLEXE 440



LAVAL COMPLEXE 440

Property Details

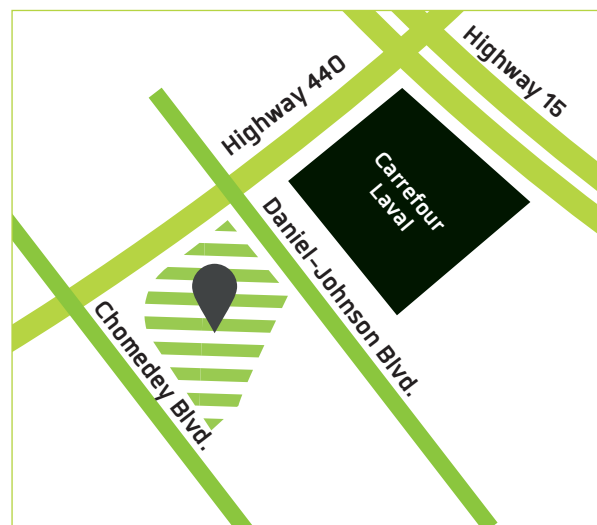
Date of construction:	1993
Leasing area	
Total:	280,015 sq. ft.
Number of floors:	1 floor
Ceiling height:	20 ft. with 18,3 ft. vertical clearance
Asking lease price:	Starting at \$7/sq. ft. as is
Operating charges and taxes (2016):	Starting at \$4.64/sq. ft.
Parking space:	Outdoor, free with no reserved parking spots

Highlights

- High quality offices
- Very well maintained buildings
- Excellent shipping capabilities (appropriate for 53-foot trucks)
- Competitive leasing rates
- Ample parking

Location

- Highly desired prime location in Laval
- Located adjacent to Carrefour Laval
- Near highways 440, 15 and 117 (Curé-Labelle)
- Excellent visibility on a high traffic street
- Many services, restaurants and major retailers nearby





Chomedey Blvd.



Chomedey Blvd.



Chomedey Blvd.



Jean-Beraud Ave.



Jean-Beraud Ave.



Jean-Beraud Ave.



Highway 440



Aerial view

Building Infrastructure

Type of building: industrial, commercial and office building
Structure: concrete. Distance between columns +/- 25 ft
Party Walls: cement blocks and / or plasterboard

Electrical Infrastructure

Gas and electricity: separate meters for each local
Air conditioning / heating:
For the office space: electrical (baseboards)
air conditioning, 5-ton units on the roof
For the warehouse: gas heating

Unique Layout

This building complex is composed of three buildings and offers multifunctional rental space (that can easily be adapted) as well as a large parking lot

Major Tenants

Fix Auto, Hexatek, Urgences Santé, Ford, Claude Goudreau Management et Physio ERP

Characteristics and Improvement

Parking and Accessibility

Free outdoor parking
Direct access to highways 13,15 and 440
Bus stop at front door

Services

Loading dock: each premises has truck level garage door or an access ramp
Display: external totem sign (subject to availability)

OFFICE, COMMERCIAL OR INDUSTRIAL SPACES FOR RENT

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12,384 sq. ft.

Warehouse space: 2 073 sq. ft.

Office space: 10,311 sq. ft.

- Front of the building offers great exposure to 440 Highway. Few steps away from Carrefour Laval. Ideal for office or commercial space
- Generator (375 KVA)
- Warehouse area equipped with one loading dock (truck level)

