



50 Jean-Paul-Cayer Street, Blainville | QC

# For Lease

± 18,761 SF up to ± 56,283 SF prestigious industrial space with excellent visibility on Highway 15.

## Étienne Marcoux

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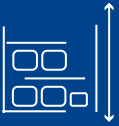
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## Highlights



New construction  
with high ceilings



Facade and pylon  
signs available



Turnkey delivery of  
offices possible



Floor drains in  
the warehouse



Terrace area for  
employees with pergola  
and picnic table

## Property Features



<b>Mezzanine area (office / warehouse)</b>	± 7,874 SF
<b>Ground floor area (warehouse)</b>	± 48,409 SF
<b>Total area of the space</b>	± 56,283 SF
<b>Subdivisible space</b>	from ± 18,761 SF
<b>Delivery</b>	February 2024
<b>Zoning</b>	I-173
<b>Shipping</b>	5 truck-level doors with leveler (8' x 9') 3 drive-in doors (12' x 14')
<b>Clear heights</b>	± 23' under the mezzanine ± 32' in the warehouse
<b>Column spacing</b>	40' x 50'
<b>Number of floors</b>	1 + mezzanine
<b>Heating</b>	Gas and electric unit heaters and electric baseboard heaters
<b>Air conditioning</b>	Yes
<b>Lighting</b>	LED
<b>Electric entry</b>	600 V / 400 A
<b>Sprinklers</b>	Yes
<b>Parking</b>	± 60 stalls
<b>Net rental rate</b>	Contact the brokers
<b>Operating expenses</b>	\$ 5.95 / SF (Energy at tenant's expense)




# In proximity

 50, Jean-Paul-Cayer,  
Blainville

1	Safran Systems d'atterrissage
2	Cambrex Mirabel
3	Ingenia Technologies inc.
4	Bell Textron Canada Ltée
5	Groupe Contant Mirabel
6	Primeau Vélo - Blainville
7	Bauer
8	PHX Industries
9	Autolog
10	Énergir
11	La petite Bretonne
12	Bain Dépôt
13	Eurofret
14	RDC Contrôle
15	Montour Ltée
16	Olymel
17	Hitachi
18	Groupe DCM
19	Les Brasseurs du Nord

 Golf courses       Commuter train

 Grocery stores



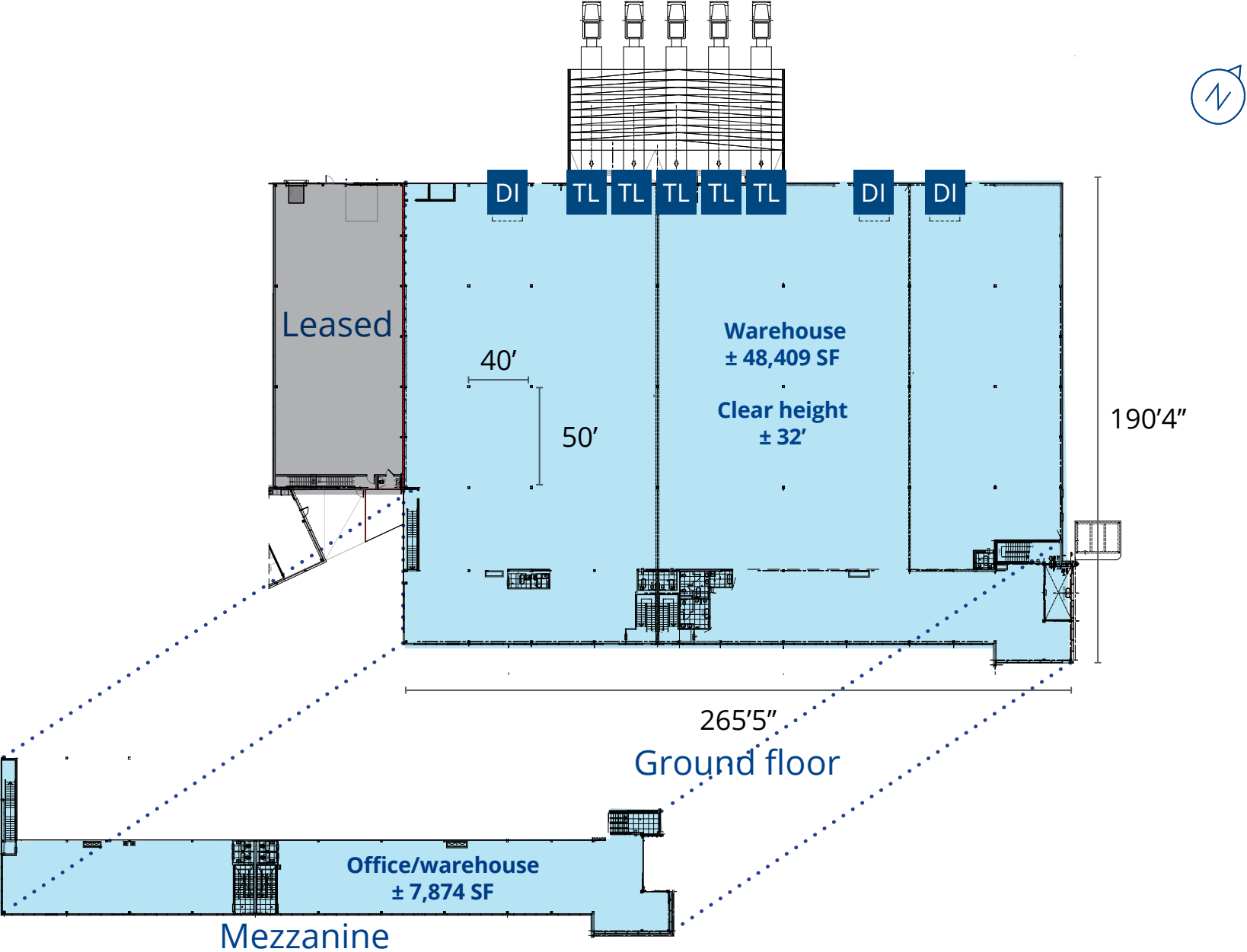


Route 117 ▶  
3 min

117



# Space Plan



Highway 15



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