



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.

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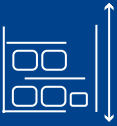
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Highlights



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




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

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|-------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|----------------|
|  | Golf courses |  | Commuter train |
|  | Grocery stores | | |



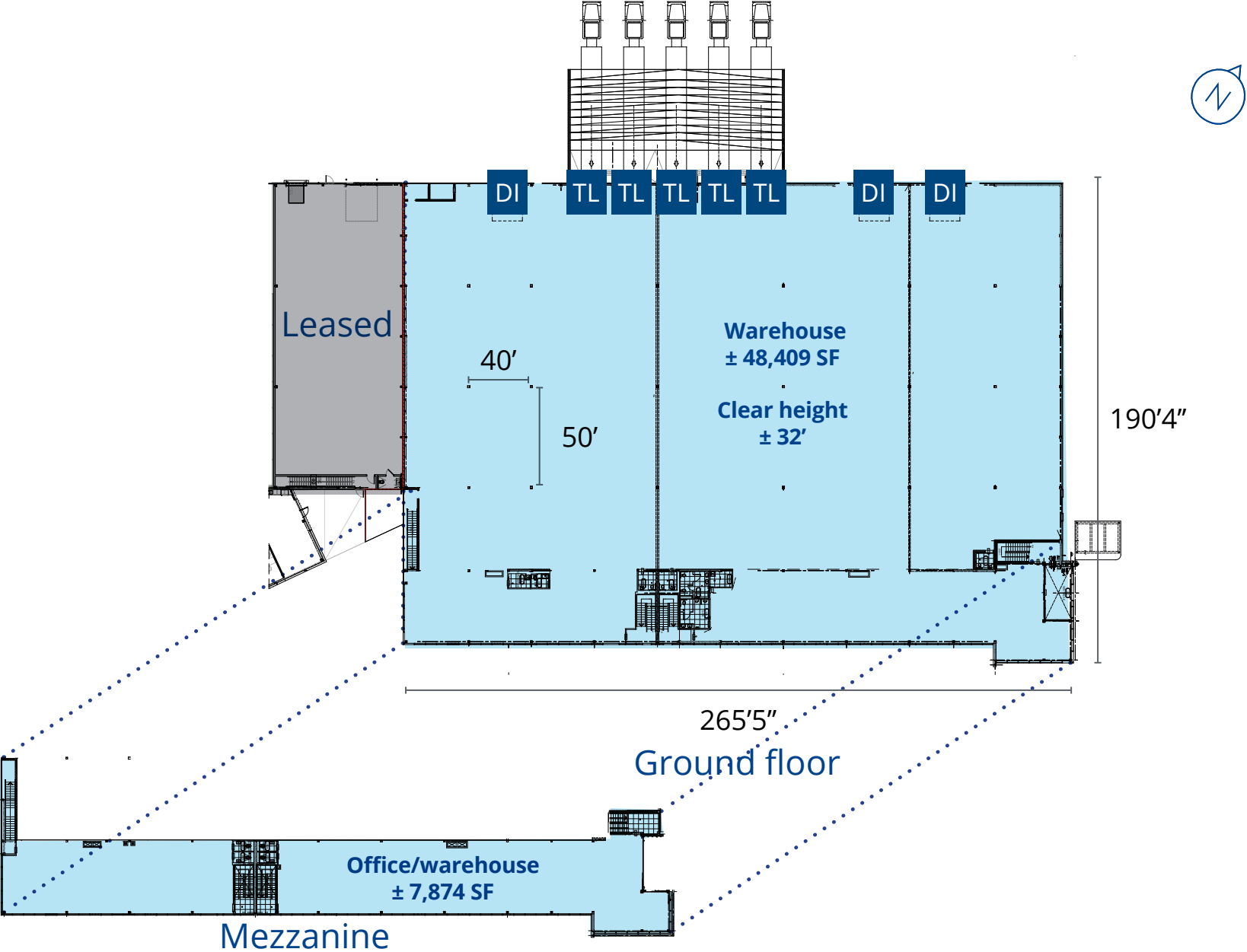


Route 117 ▶
3 min

117



Space Plan



Highway 15



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