

315-317
Avenue Avro
POINTE-CLAIRE

M
TRIMONT

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

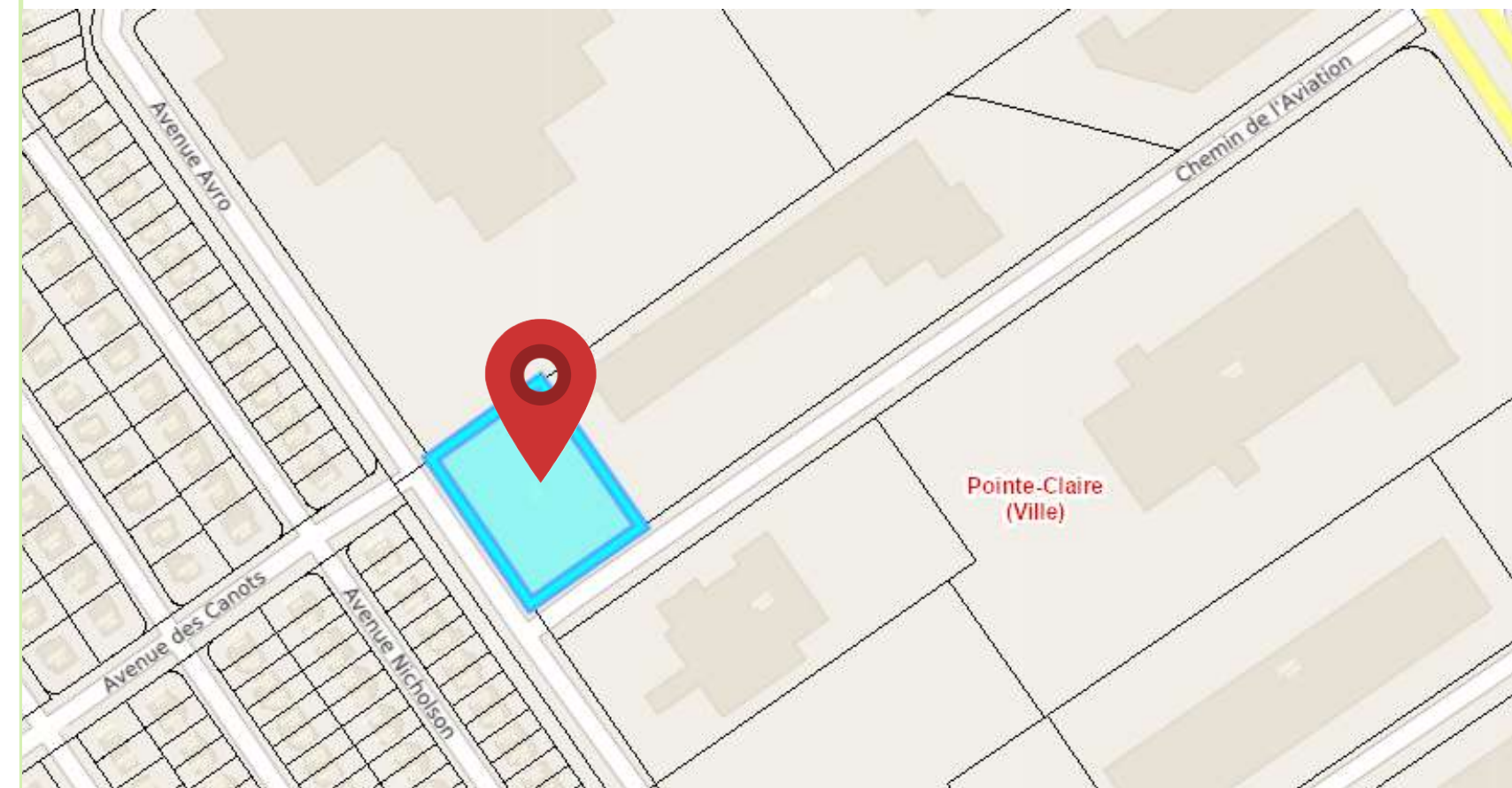
Flexible zoning - Zoning permits various commercial activities.

Class A (profession, research, technology)

Class B (processing, manufacturing)

Class C-1 (wholesale, distribution)

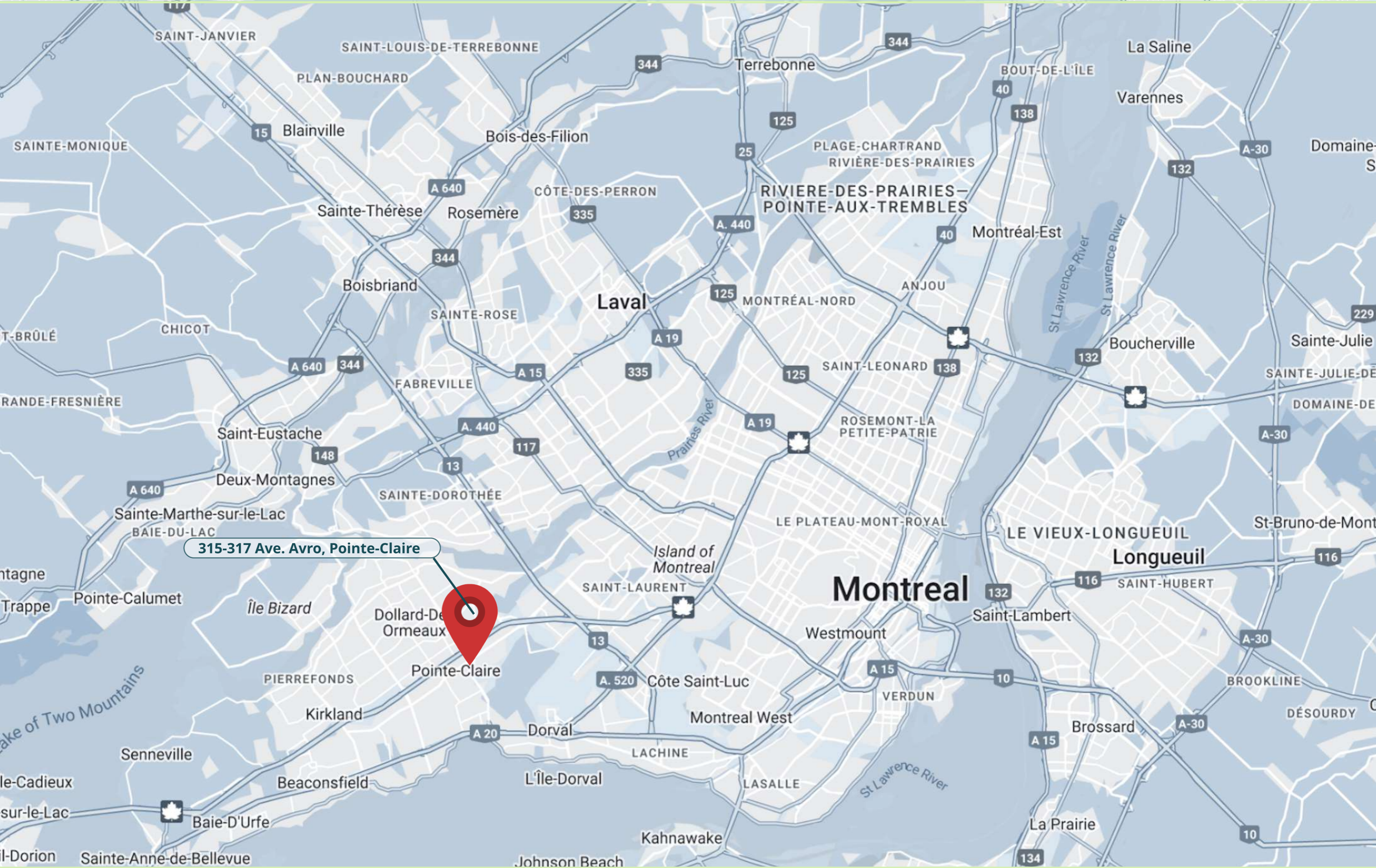
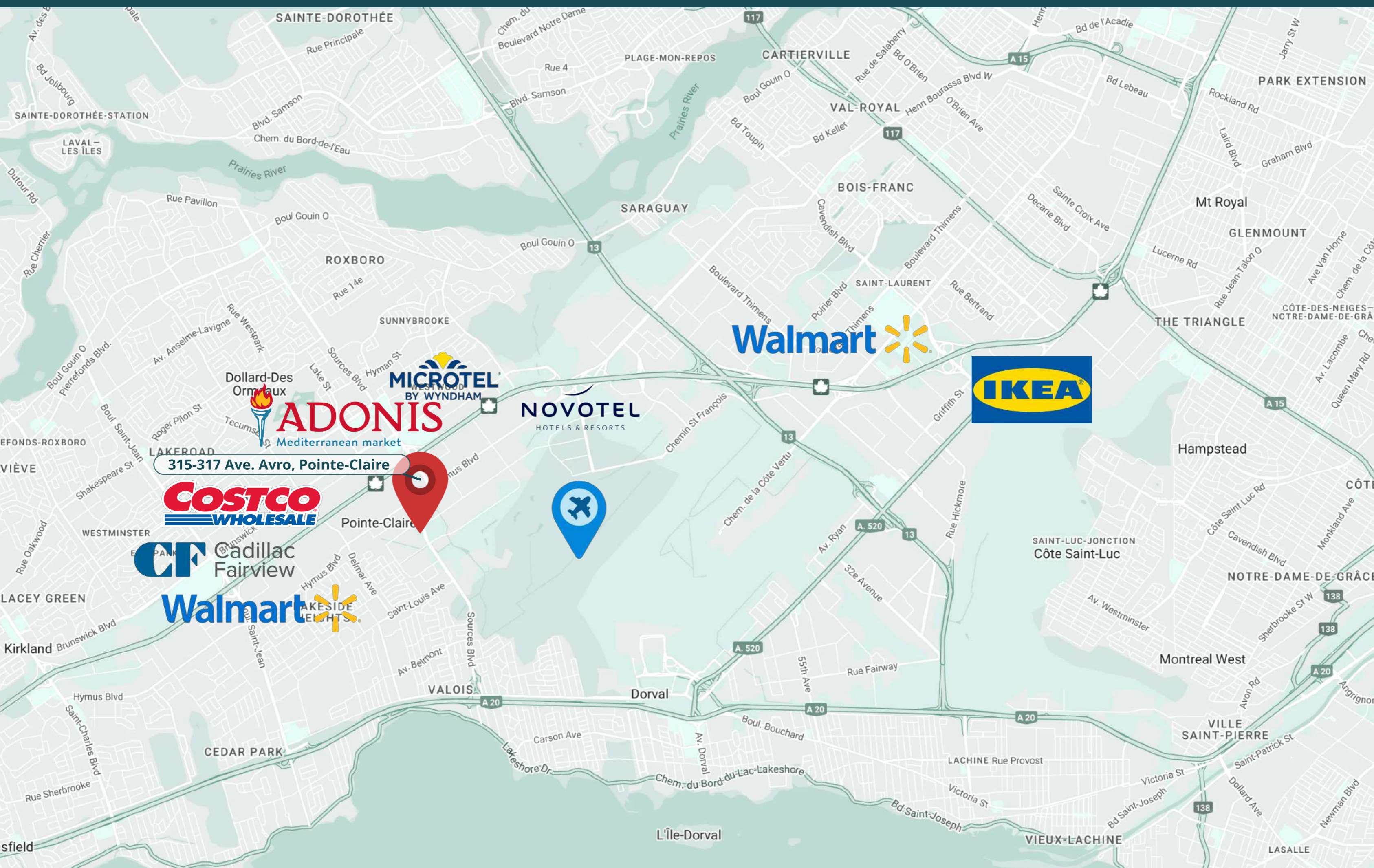
	BUILDING AREA	± 9,808 SQ. FT.
	OFFICE AREA	As needed
	CLEAR HEIGHT	24'
	TRUCK LEVEL DOORS	1
	COLUMN SPAN	31' x 29'
	SPRINKLERS	YES
	OCCUPANCY	Q1 2024



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LOCATION

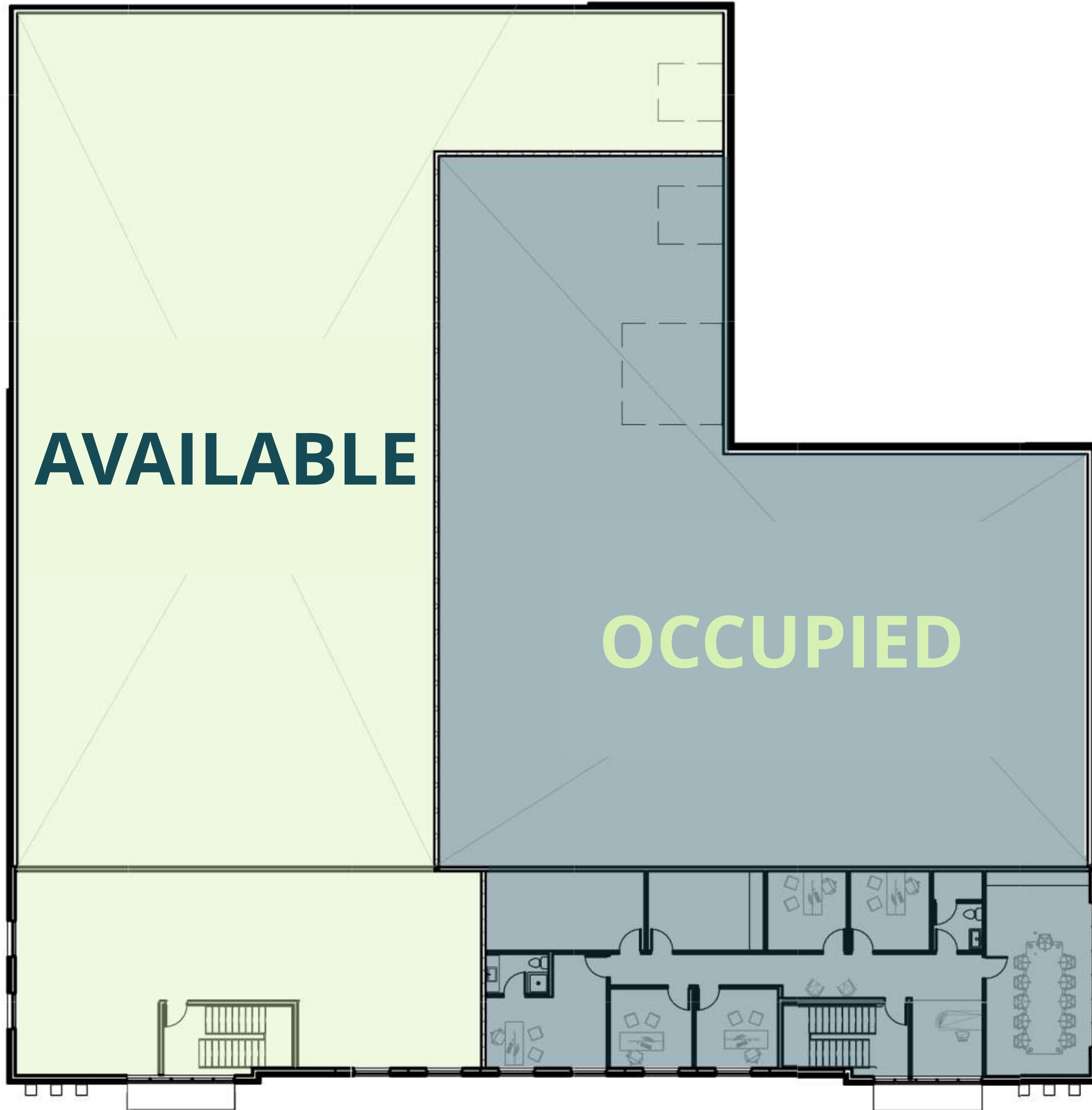
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FLOOR PLAN



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Commercial Real Estate Agency

4480 Chemin de la Côte-de-Liesse, suite 290,
Mont-Royal (Montréal), QC, H4N 2R1

514.736.0511

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CONTACT



Dimitri (Jimmy) Mouhteros
Commercial Real Estate Broker

📞 514.296.6203

✉️ jmouhteros@trimontcanada.com



Peter Mouhteros
Certified Real Estate Broker, AEO

📞 514.229.3016

✉️ pmouhteros@trimontcanada.com



Germando Mazzotta
Commercial Real Estate Broker

📞 514.743.5013

✉️ gmazzotta@trimontcanada.com