

FOR LEASE

814-828 Deslauriers Street Saint-Laurent (Quebec)



UP TO 70,000 SF OF INDUSTRIAL SPACE STRATEGICALLY
LOCATED IN THE HEART OF SAINT-LAURENT

Space Overview

Functional industrial space perfectly suited for storage and distribution operations ideally located in Saint-Laurent, one of Montréal’s top performing industrial nodes.

The Property provides strategic access to several major highways, including incredible proximity to the YUL International Airport. Incoming tenants have the option to lease a minimum of 10,000 SF or contiguous space up to 70,000 SF.

Available Area	+/- 70,000 SF (demisable)
Clear Height	16’
Available Doors	2 Drive-In/ 7 Loading Docks
Column Span	28’ x 30’
Occupancy Date	Immediate
Lot Number	2 189 491
Asking Net Rent	\$12.50 PSF
Add’l Rent	\$6.59 PSF



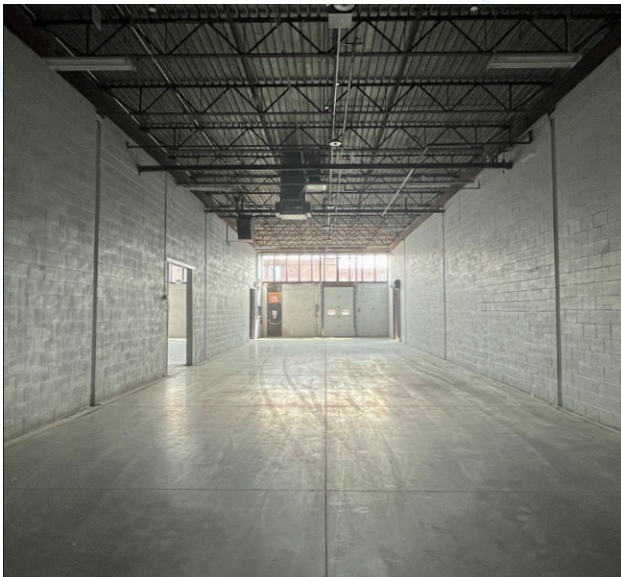
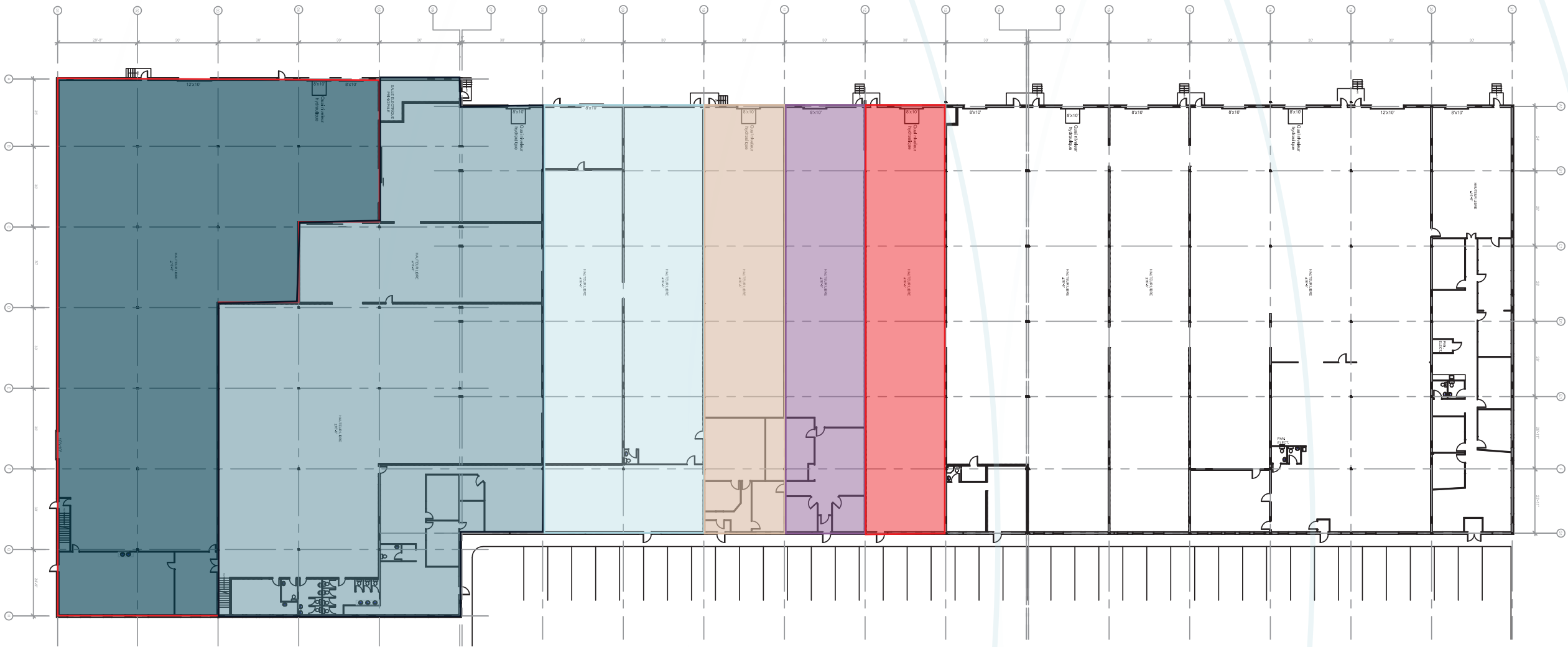

Ample parking available


Access to major highways & YUL International Airport

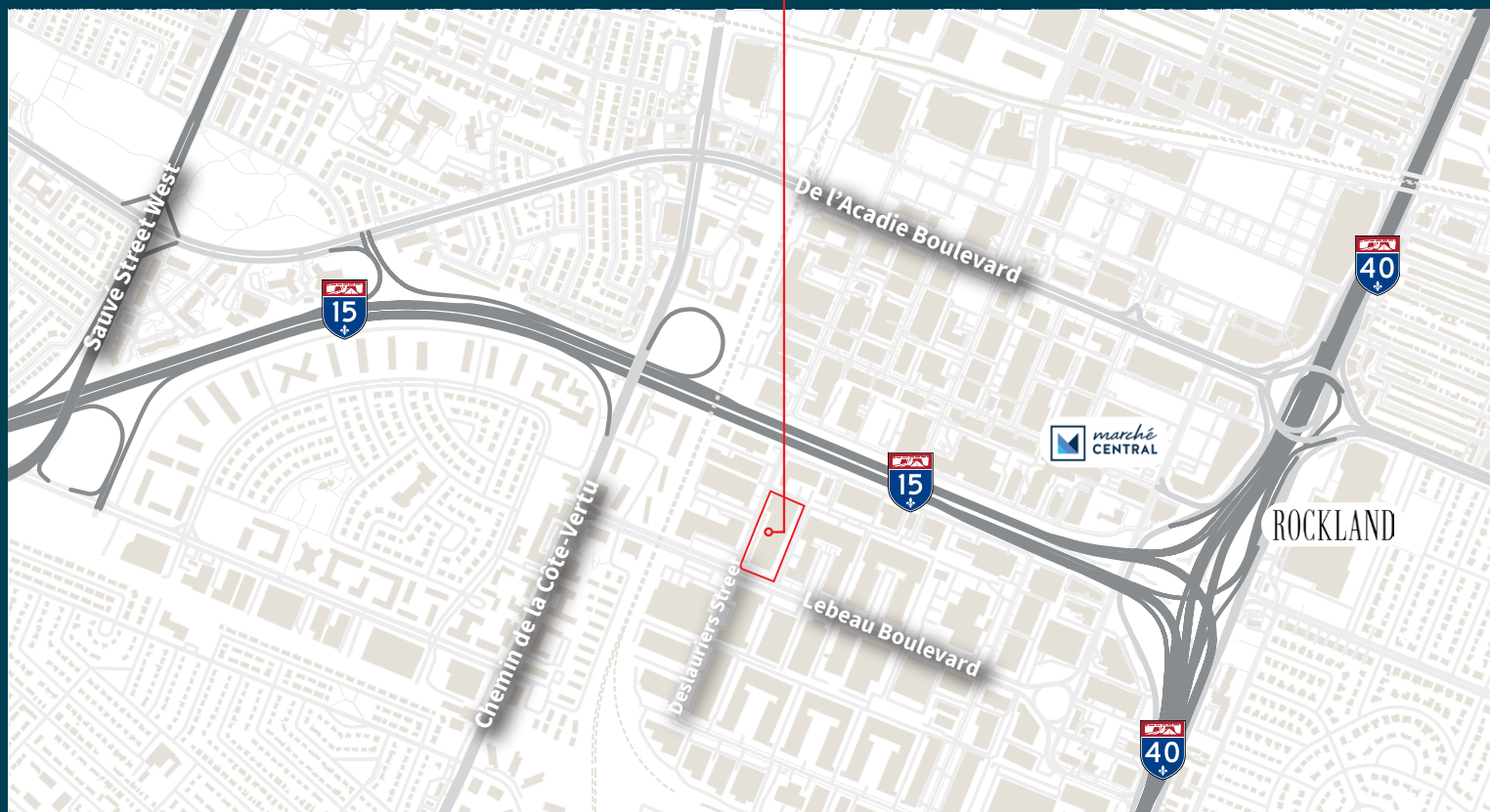

Demisable space to accomodate tenant needs

Site Plan

The Property can be easily subdivided into several layout options, as per operational requirement. The space can be subdivided into a minimum area of 10,000 SF or a single tenant can occupy a contiguous space up to 70,000 SF. The Site Plan below is an Illustration to demonstrate the potential subdivision only and is in no ways final.



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