

# For Sublease

## 151-153 Merizzi Street

Saint-Laurent (Quebec)

**\$10.00 NET**



5,000 SF of flex Industrial space for sublease  
strategically located in the heart of Saint-Laurent



# Space Overview

The opportunity includes a turnkey, flex industrial space available for sublease at an exceptionally competitive rate.

Situated in the heart of Saint-Laurent, the property boasts immediate access to Highway 520 and is less than 10 minutes from the YUL International Airport.

The space is ideal for service-based businesses seeking a client-friendly environment while simultaneously requiring a functional facility for manufacturing, warehousing, and logistics operations.



## Space Details

Property	151-153 Merizzi Street, Saint-Laurent
Lot Number	1 054 520
Year Built	1983
Available Area	± 5,000 SF
Office Ratio	15% (estimated)
Clear Height	14'
Available Doors	1 Loading-Dock 1 drive-in door
Parking	Ample
Electricity	2 panels 100 to 200 Amps, 240 V

## Financial information

Sublease Expiry	31 January 2026
Occupancy Date	Immediate
Sublease Net Rent	\$10.00 PSF
Add'l Rent	\$1.63 PSF (estimated)
Taxes (2024-2025)	\$3.52 PSF (estimated)



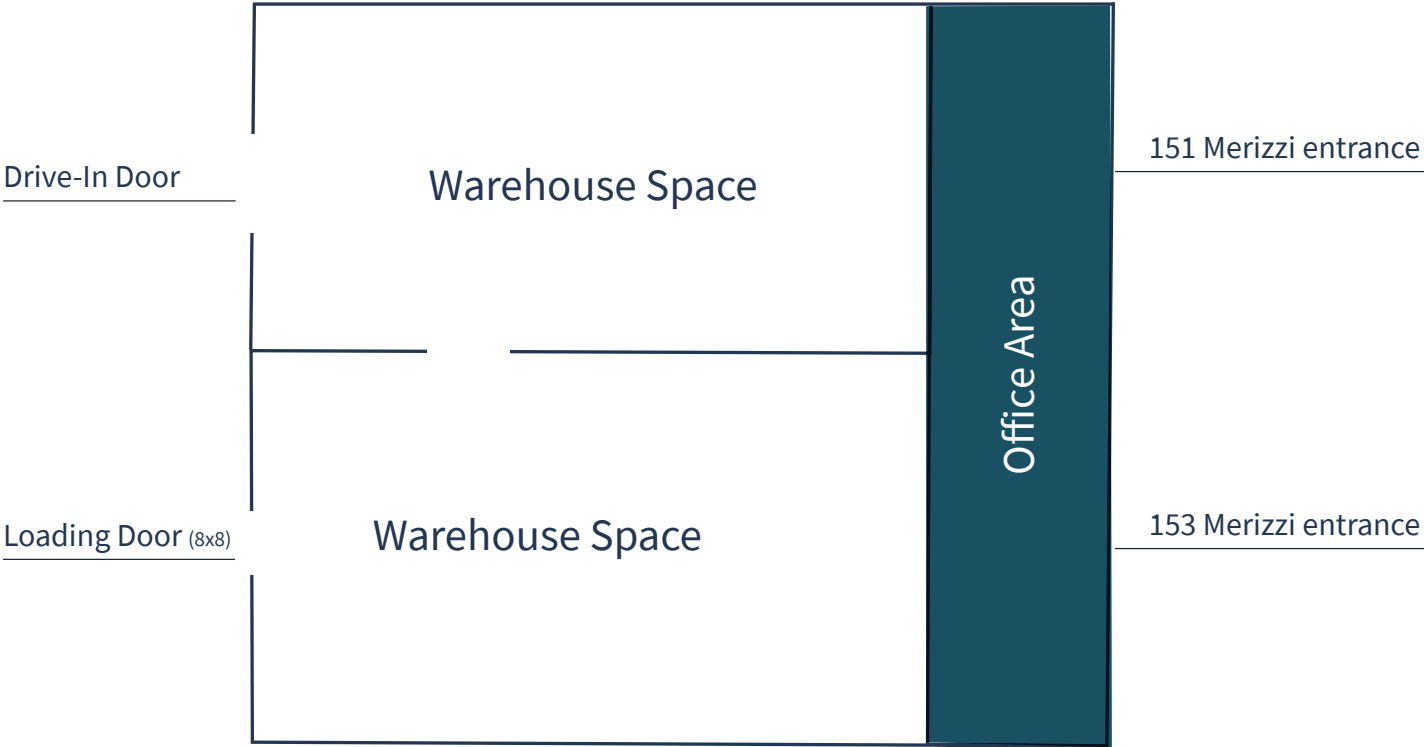
  
Ample parking available

  
Access to major highways  
& YUL International Airport

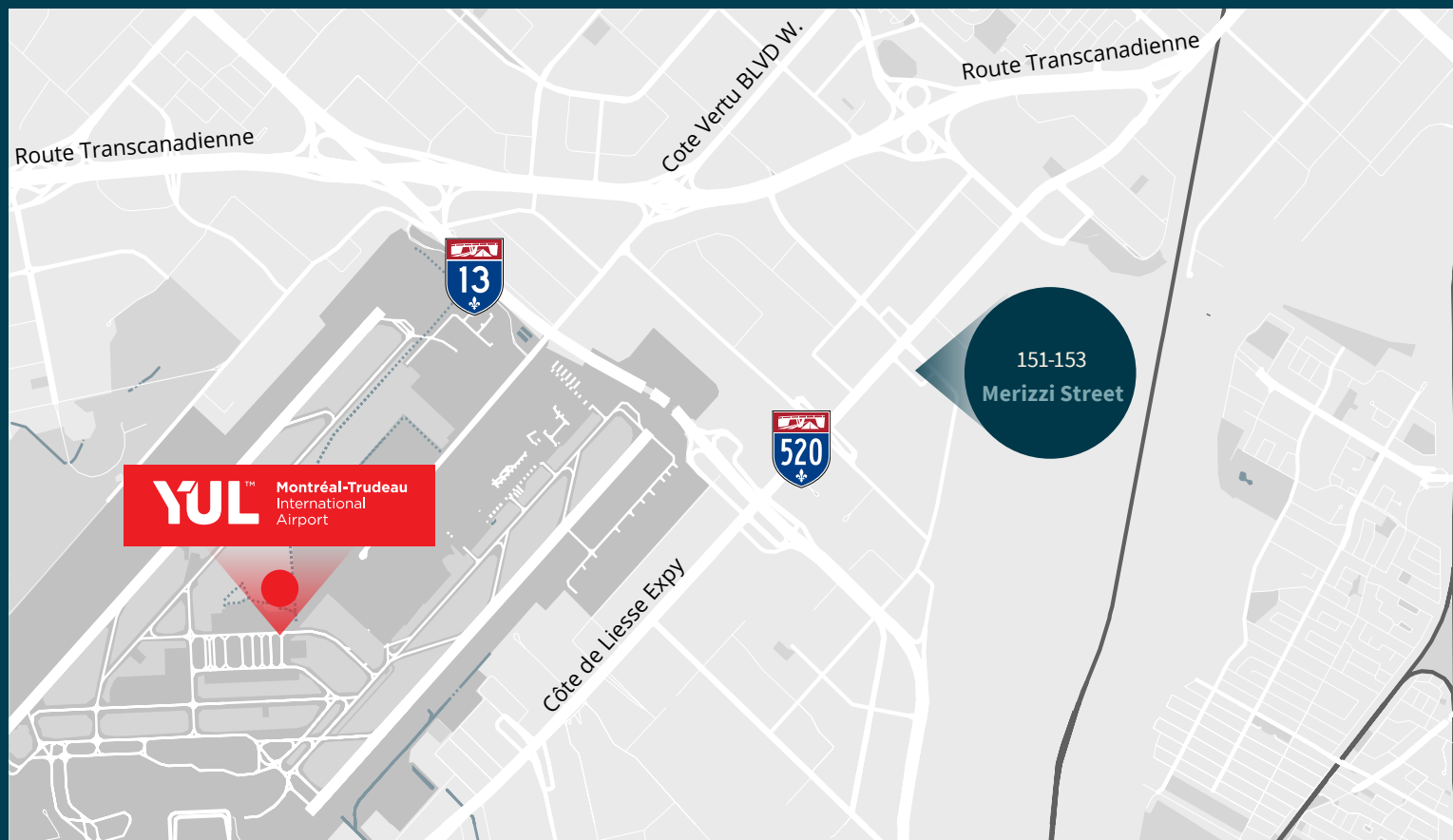
  
Highly competitive rate



# Site Plan



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