




For Lease

600-650 Lebeau Boulevard

Saint-Laurent, Québec

Up to 73,000 SF of industrial space strategically located in the heart of Saint-Laurent with highway accessibility

 **JLL** SEE A BRIGHTER WAY

Space Information

600-650 LEBEAU BOULEVARD

Available Q3 2026, 600-650 Lebeau Boulevard delivers approximately 73,000 square feet of industrial space designed for operational flexibility. The facility features two clear height: 16 feet in the front section ideal for production operations, and 24 feet in the rear optimized for warehousing, which can accommodate diverse industrial requirements. An existing 5,000 square foot mezzanine provides additional functional space. The zoning permits single or multi-tenant configurations.

Strategic Location & Connectivity: Positioned along Lebeau Boulevard in a mature industrial corridor, the property offers premium visibility with excellent signage opportunities. The location provides comprehensive transportation connectivity with immediate access to Highways 15 and 40, proximity to Montréal-Pierre Elliott Trudeau International Airport, and public transit service including walking distance to the new REM Côte-de-Liesse station.

Additional Facility Details: The facility currently features four loading docks accommodating 53-foot trailers, with the landlord willing to add additional doors based on tenant requirements. Ample on-site parking supports both employee and operational needs.

Amenities & Lifestyle: Employees benefit from proximity to comprehensive retail and service amenities including Marché Centrale, Rockland Center, and Royalmount Mall (12 minutes), supporting workforce attraction and retention.



4 loading docks
1 drive-in door



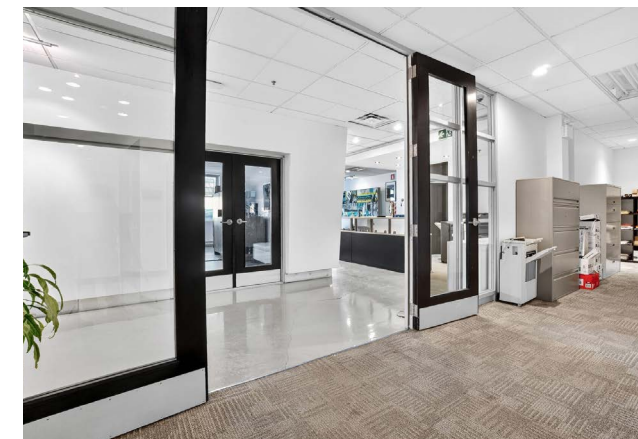
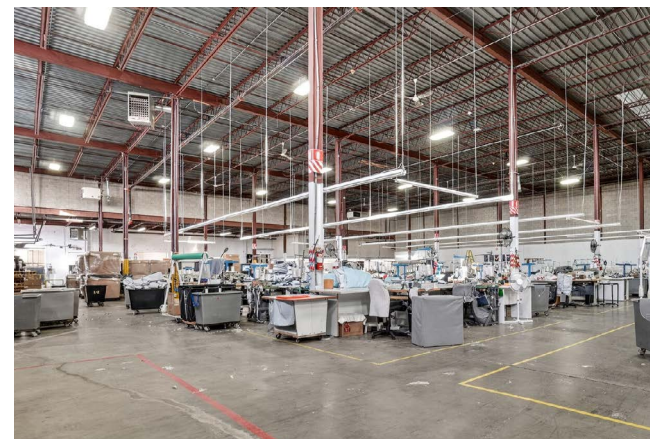
Total Leasable Area
73,000 SF



16' & 24'
clear heights

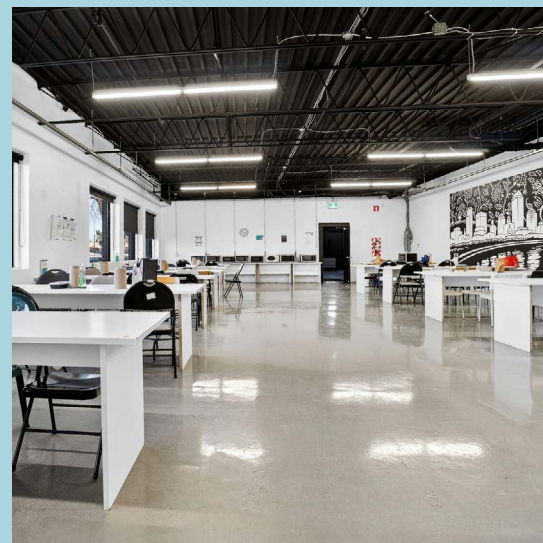


Proximity to
Highways 15 & 40

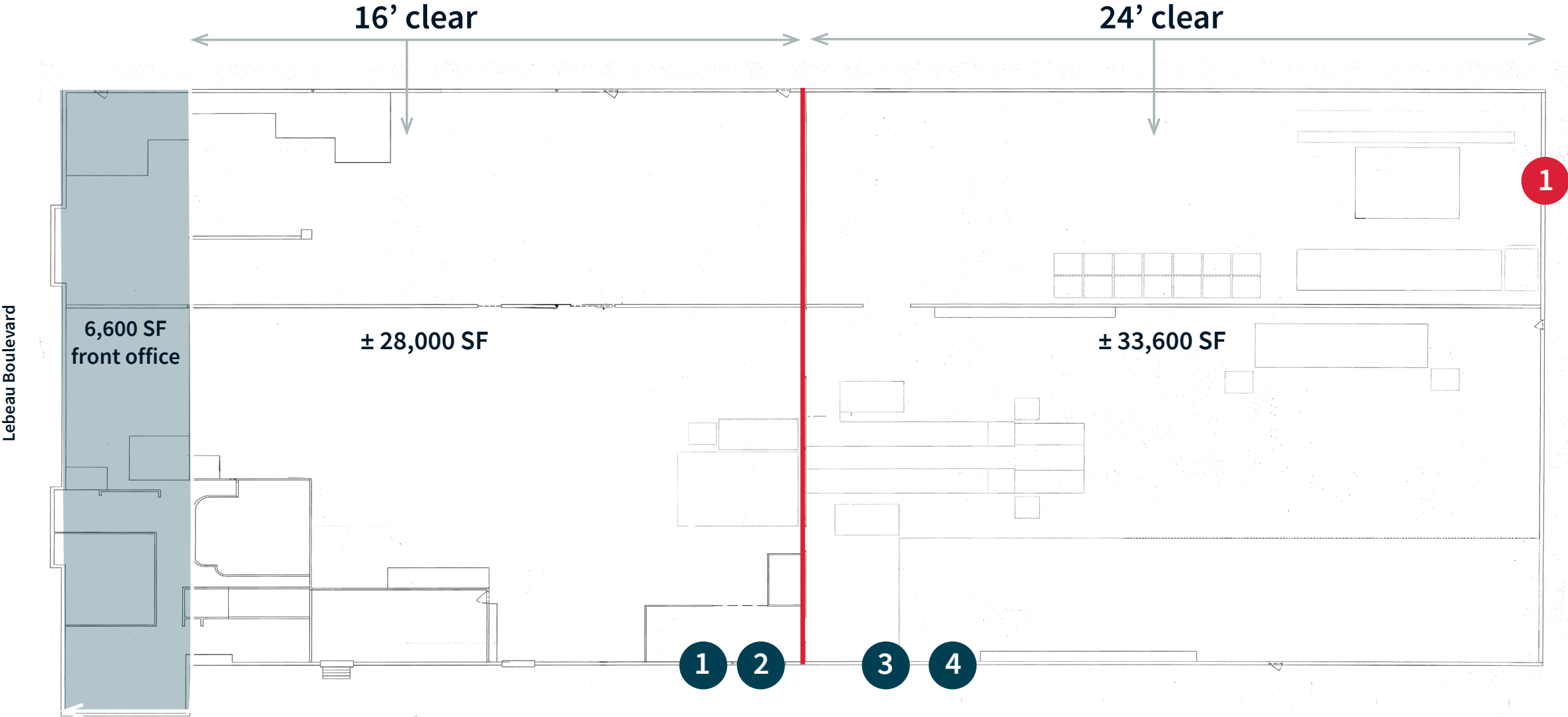


Building Overview

Property	600-650 Lebeau Boulevard Saint-Laurent
Lot Number	2 189 539
Available Area	Up to 73,000 SF (with the mezzanine of approx 5,000 SF)
Land Area	107,360 SF
Clear Height	16' and 24'
Available Doors	4 Loading Docks 1 Drive-In Door
Column Span	23' x 30'
Asking Net Rent	\$12.00 / SF
Additional Rent	\$5.25 / SF
Zoning	I8-028 (i2,i3,i4,i5)



Floor Plan



Drive-in Door



Loading docks

Location & Zoning



PERMITTED USAGES

s6 - Community Civil & Communication:

Municipal workshops, electrical meter stations, police/fire stations, telecommunication relay posts, water pumping stations, water reservoirs, passenger railway stations, metro stations/structures, bus terminals, airports, meteorology centers, railway yards, electrical distribution/transformation posts, highways and adjacent circulation routes

i2 - Wholesale Trade:

Wholesale of domestic/professional products, office equipment, food/beverages, construction materials, metallic products, horticultural products. Includes warehousing services, research/development, laboratories, showrooms, and storage-only facilities

i3 Manufacturing:

Manufacturing of domestic/scientific/professional products (food processing, medical devices, electronics, textiles, pharmaceuticals); manufacturing of metallic/wood/plastic/paper products (machinery, transportation equipment, furniture, construction materials)

i4 - Transport & Construction:

Construction contractors, transportation/delivery services, heavy machinery/equipment/vehicle sales and repair. Includes various construction trades, courier services, and heavy vehicle maintenance

i5 - Chemical & Petroleum Products:

Wholesale of chemical/petroleum products (adhesives, cleaning compounds, fertilizers, paints, lubricants); manufacturing of specific chemical products (disinfectants, detergents, inks). Requires pre-approval with complete product lists

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