

In the heart of Longueuil Industrial Park. Easy access to all major highways.

## Building characteristics

BUILDING AREA	81,808 ft <sup>2</sup>
LAND AREA	234,457 ft <sup>2</sup>
YEAR OF CONSTRUCTION	1994
SPRINKLERS	Yes

## BUILDING ACCESSIBILITY

PARKING - OUTDOOR	221
ROAD ACCESS	Highway 20 and road 132
BUS	25



**Stéphane Robidas**

LEASING DIRECTOR  
LEASING - INDUSTRIAL, MONTREAL AREA

**T** 514 737-3344 #3373

**C** 514 605-5152

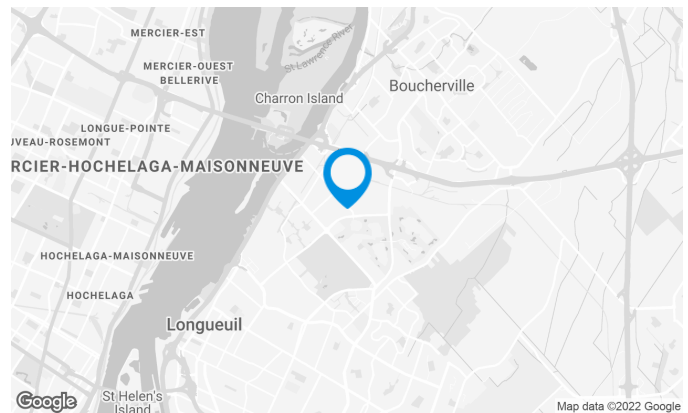
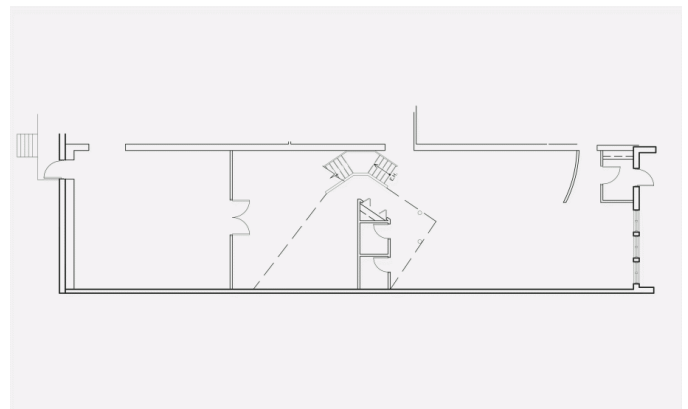
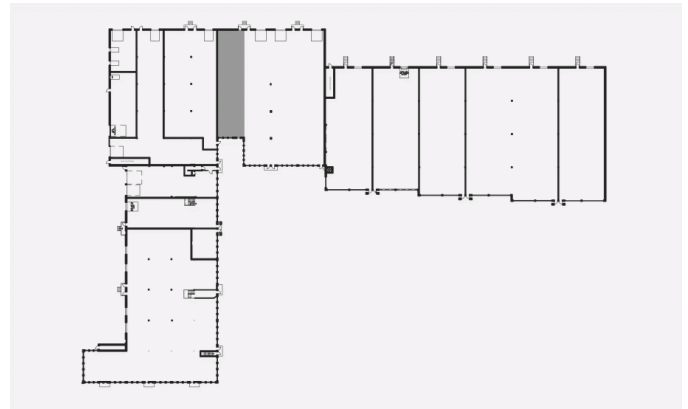
**E** STEPHANE.ROBIDAS@COMINAR.COM

## Space characteristics

NUMBER OF FLOORS	1
HEIGHT	22'
SHIPPING	1 truck level
ADDITIONNAL RENT	\$4.37 /ft <sup>2</sup>
AIR CONDITIONING	Yes
HEATING	Dual energy

### AVAILABLE LEASING AREA: 2,818 FT<sup>2</sup>

WAREHOUSE	700 ft <sup>2</sup>
OFFICES	2,118 ft <sup>2</sup>
AVAILABILITY	Immediate



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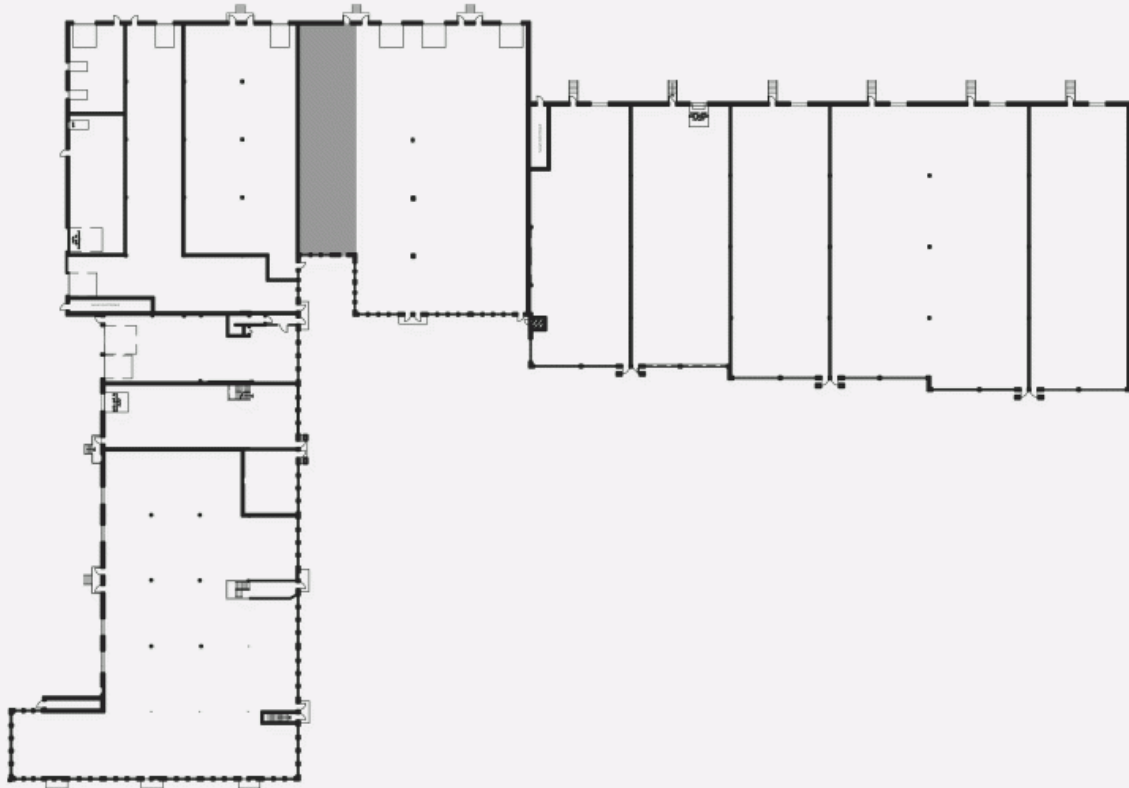
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LOCATION PLAN



LAYOUT PLAN

