

Large building with a dual purpose, office and industrial. Surrounded by many services, this building is a prime location, directly on Route 125 (Pie-IX Boulevard).

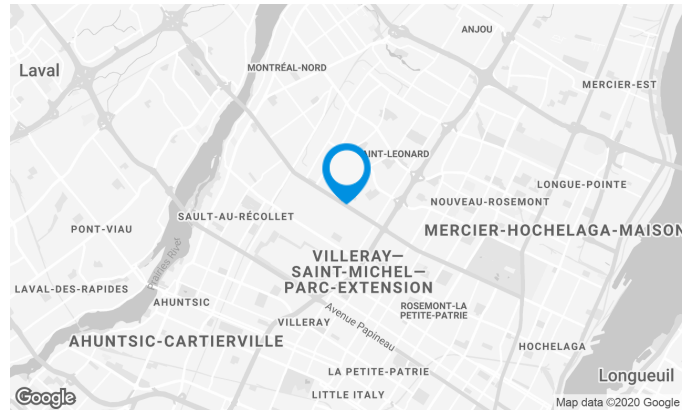
Services such as restaurants, gas stations and public transportation are accessible nearby.

Building characteristics

BUILDING AREA	141,395 ft ²
LAND AREA	212,038 ft ²
SPRINKLERS	Yes

BUILDING ACCESSIBILITY

PARKING - OUTDOOR	181
ROAD ACCESS	Pie-IX boulevard, highway 40
BUS	41, 139, 355
TRAIN STATION	Saint-Michel-Montréal-Nord



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LEASING MANAGER
LEASING - INDUSTRIAL, MONTREAL AREA

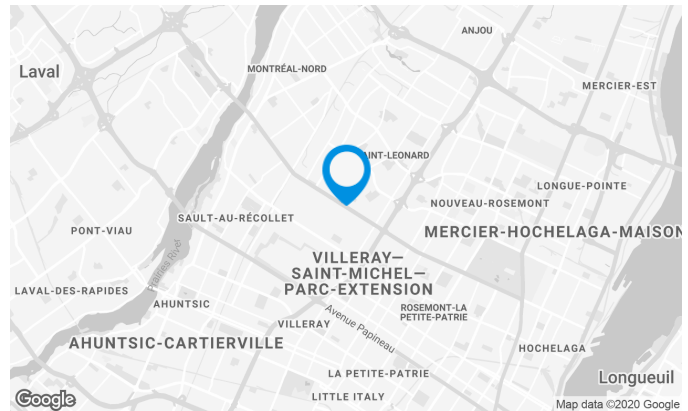
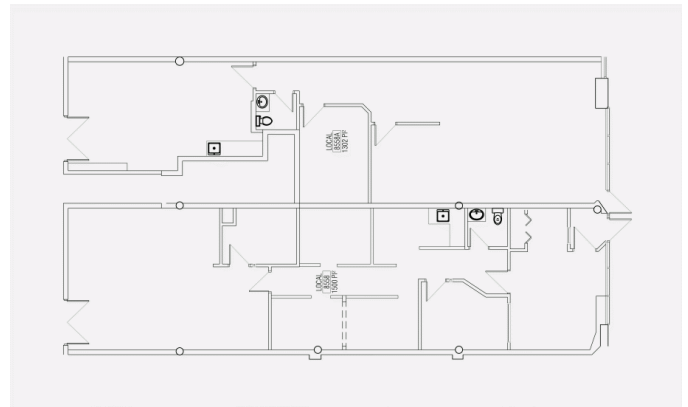
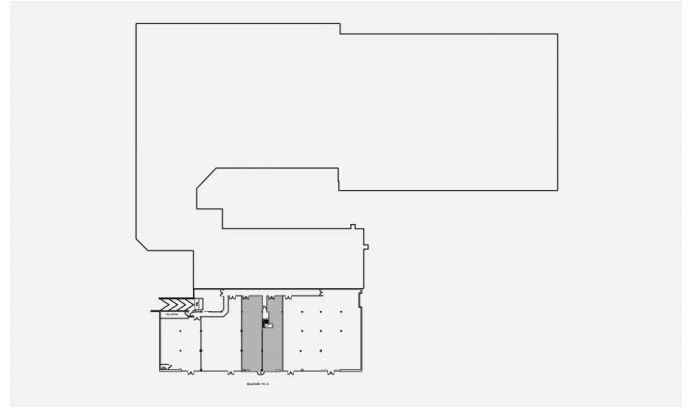
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Space characteristics

NUMBER OF FLOORS	1
HEIGHT	12'
SHIPPING	1 shared drive-in
ADDITIONAL RENT	\$3.90 /ft ²
ELECTRICITY	600 V, 100 A
SPACE BETWEEN THE COLUMNS	20' x 28'
HEATING	Electricity/gas

AVAILABLE LEASING AREA: 2,893 FT²

WAREHOUSE	893 ft ²
OFFICES	2,000 ft ²
AVAILABILITY	Immediate



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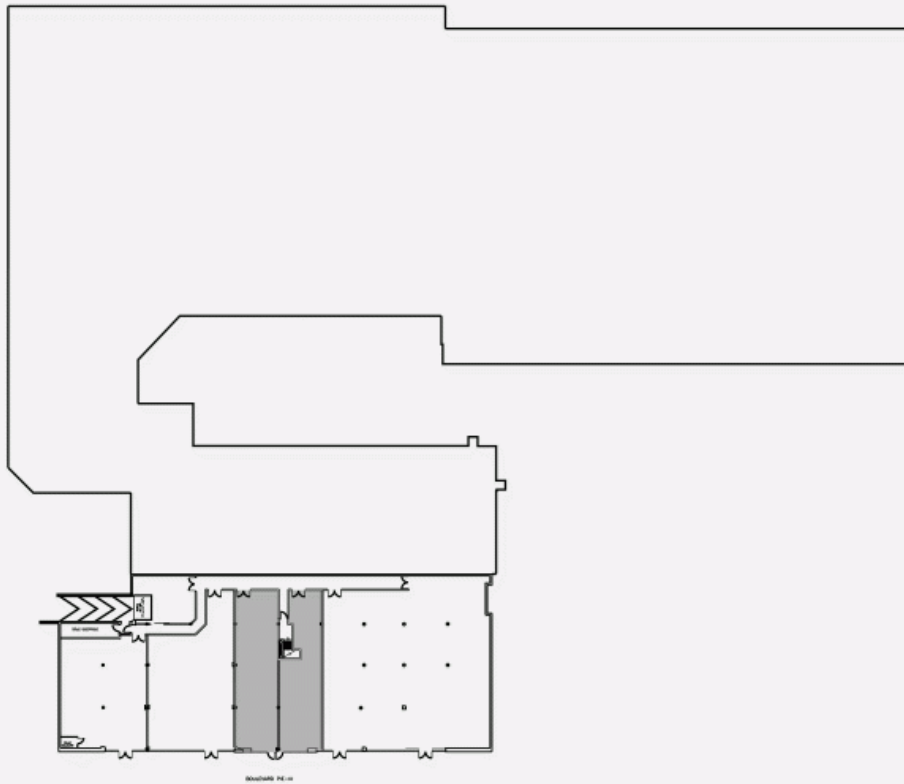
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LOCATION PLAN



LAYOUT PLAN

