

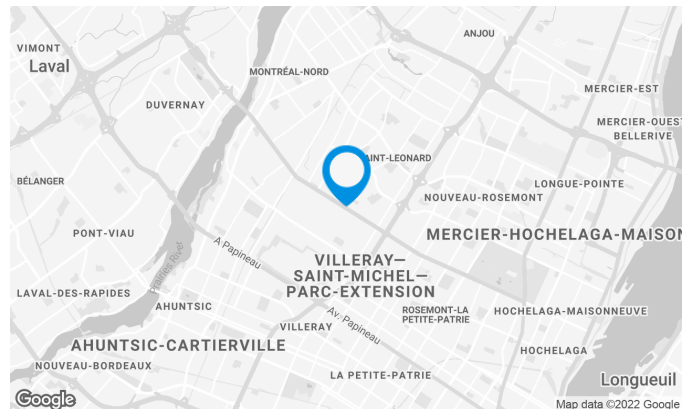
Local with dual purpose, industrial and office, located near Highway 40. Includes office space on the 2nd floor.

Building characteristics

| | |
|---------------|-------------------------|
| BUILDING AREA | 141,395 ft ² |
| LAND AREA | 212,038 ft ² |

BUILDING ACCESSIBILITY

| | |
|-------------------|------------------------------|
| PARKING - OUTDOOR | 154 |
| ROAD ACCESS | Pie-IX boulevard, highway 40 |
| BUS | 41, 139, 355 |



John Anthony Tenaglia

LEASE AGENT
LEASING - INDUSTRIAL, MONTREAL AREA

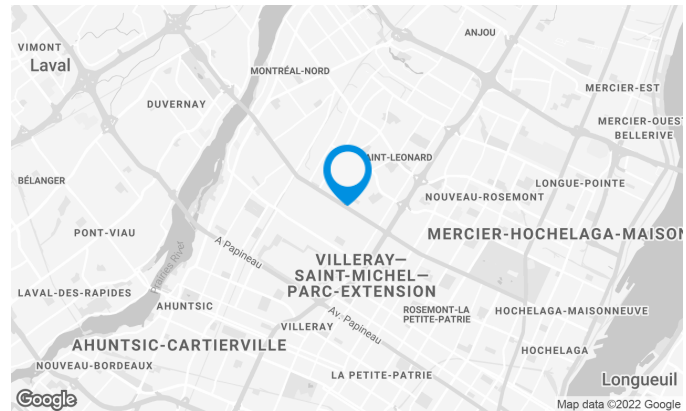
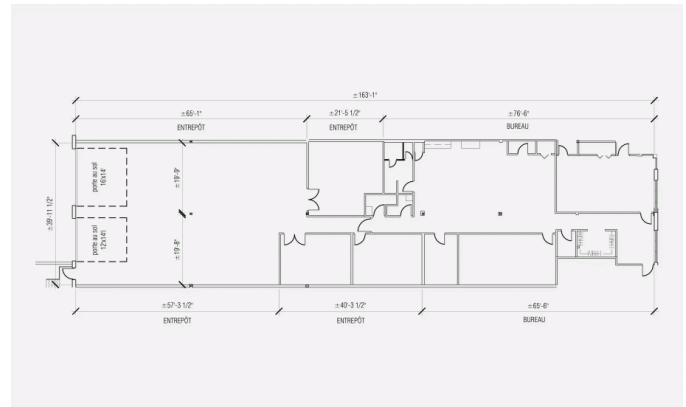
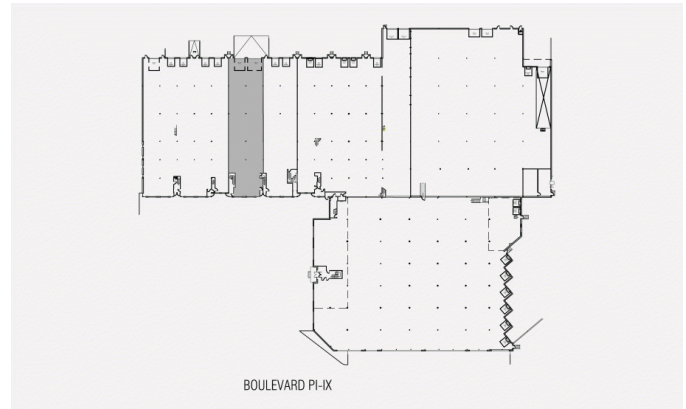
T 514 737-3344 #3283
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E JOHNANTHONY.TENAGLIA@COMINAR.COM

Space characteristics

| | |
|------------------|-------------------------|
| NUMBER OF FLOORS | 1 |
| HEIGHT | 0' |
| SHIPPING | 2 drive-ins |
| ADDITIONAL RENT | \$3.74 /ft ² |

AVAILABLE LEASING AREA: 13,390 FT²

| | |
|--------------|-----------------------|
| WAREHOUSE | 4,335 ft ² |
| OFFICES | 9,055 ft ² |
| AVAILABILITY | April 2022 |



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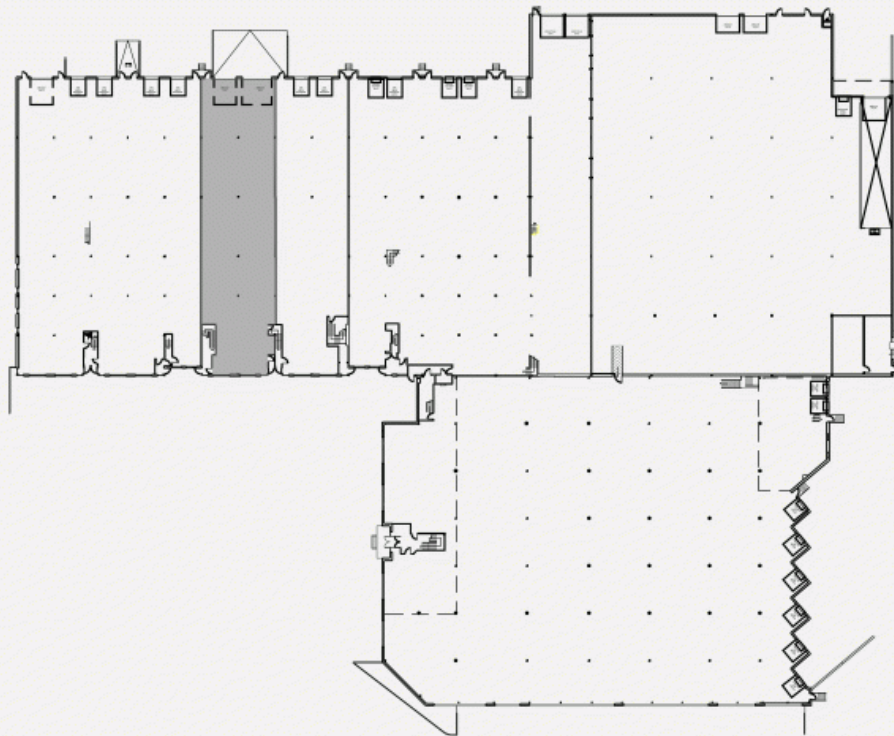
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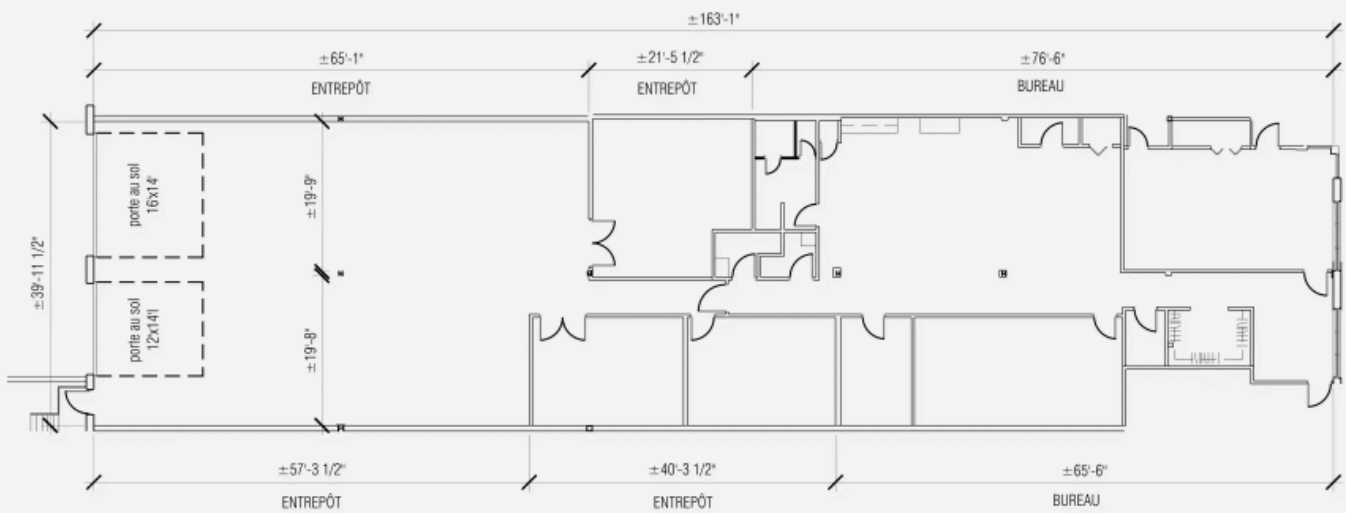
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LOCATION PLAN



BOULEVARD PI-IX

LAYOUT PLAN



LOCATION PLAN

