

A prime location, between the 20, 520 & 13, in the Dorval industrial district. Less than 5 minutes from Montreal Airport with direct access to Highway 520. Green space available at the front of the building with a picnic table for the employees.

## Building characteristics

BUILDING AREA 35,626 ft<sup>2</sup>

LAND AREA 92,279 ft<sup>2</sup>

YEAR OF CONSTRUCTION 1979

SPRINKLERS Yes

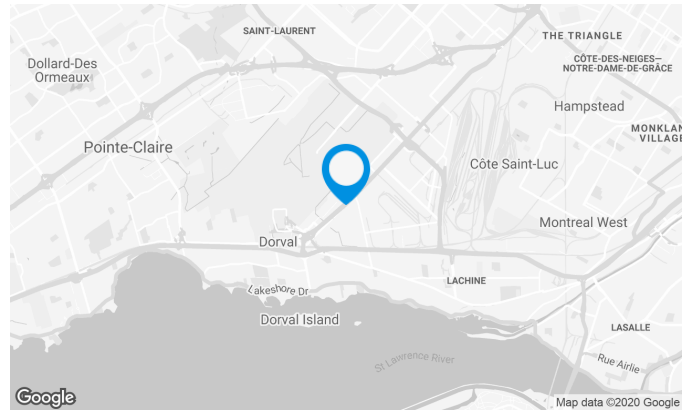
## BUILDING ACCESSIBILITY

PARKING - OUTDOOR 64

ROAD ACCESS Highway 520, 20

BUS 202, 378, 460

TRAIN STATION Lachine



**Owen Paek**

LEASE AGENT  
LEASING - INDUSTRIAL, MONTREAL AREA

**T** 514 737-3344 #3257

**C** 514 709-3830

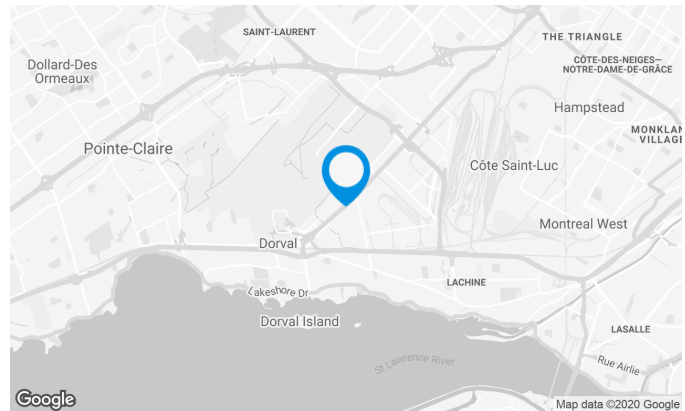
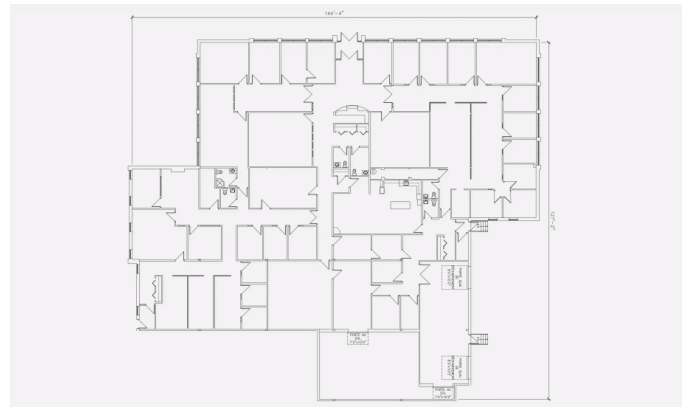
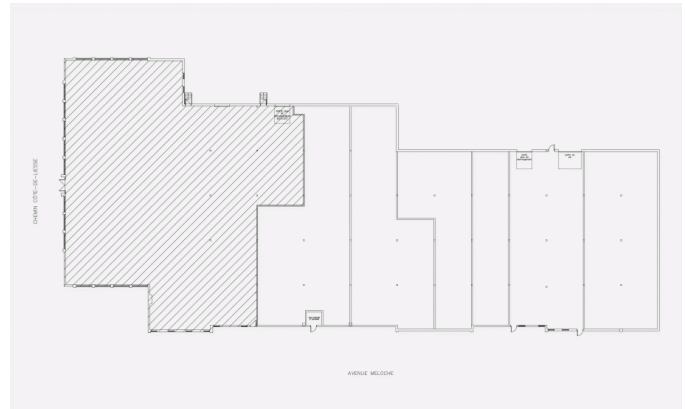
**E** OWEN.PAEK@COMINAR.COM

## Space characteristics

NUMBER OF FLOORS	1
HEIGHT	18'
SHIPPING	2 truck levels
ADDITIONAL RENT	\$3.96 /ft <sup>2</sup>
ELECTRICITY	600 V, 100 A
SPACE BETWEEN THE COLUMNS	20' x 24'
AIR CONDITIONING	Yes
HEATING	Electricity/gas

### AVAILABLE LEASING AREA: 14,476 FT<sup>2</sup>

WAREHOUSE	966 ft <sup>2</sup>
OFFICES	13,510 ft <sup>2</sup>
AVAILABILITY	Immediate



Owen Paek

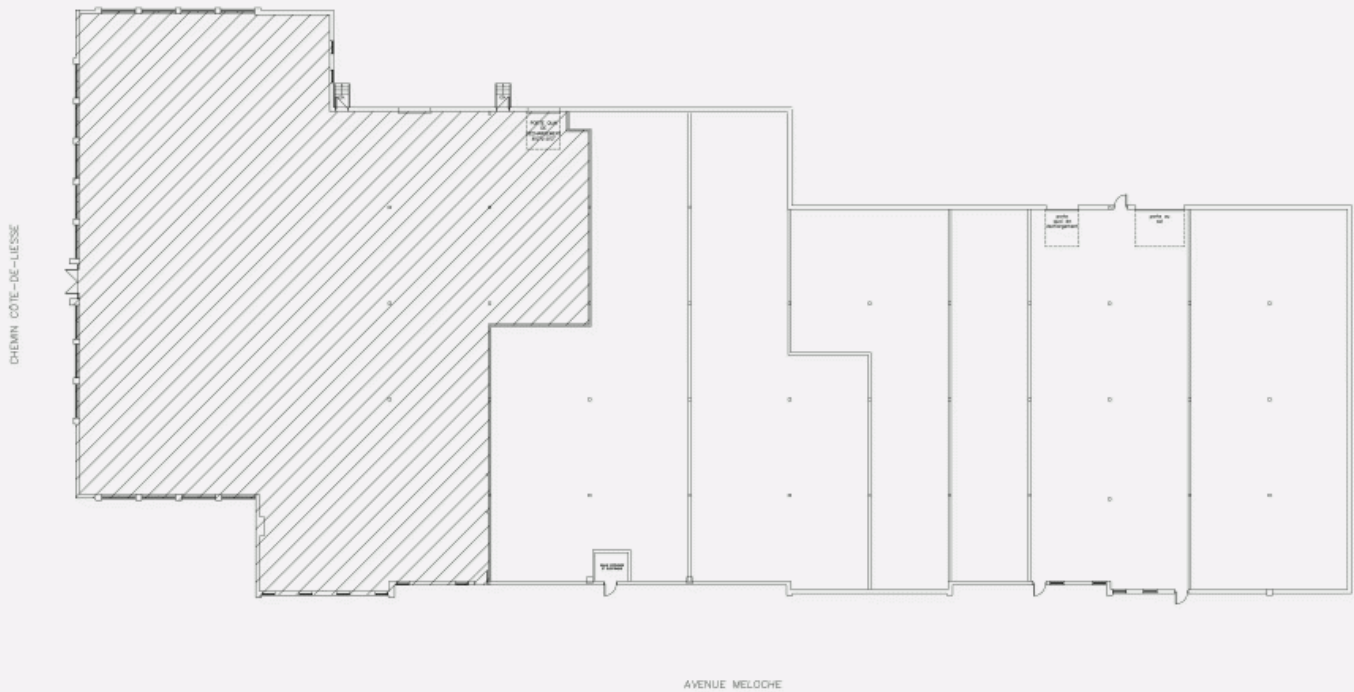
LEASE AGENT  
LEASING - INDUSTRIAL, MONTREAL AREA

T 514 737-3344 #3257

C 514 709-3830

E OWEN.PAEK@COMINAR.COM

LOCATION PLAN



LAYOUT PLAN

