

Curé-Labelle Development Project, Laval, QC, H7P 4J3



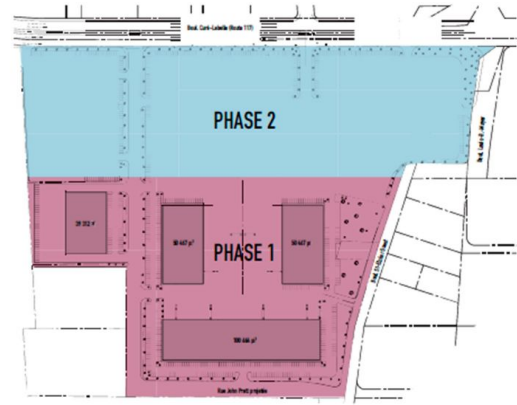
With the Curé-Labelle Development Project, Cominar is offering a unique opportunity to create a space tailored to your needs in a state-of-the-art facility and at very competitive leasing terms.

The advantages of the property are numerous: a choice location handy to a wide range of services and amenities, and access to several major thoroughfares to maximize your company's transportation logistics.

Enjoy the flexibility of a space that meets your specific requirements, as well as all the benefits that come with a newly built facility to improve the overall efficiency of your operations.

Phase 1 of the project will cater specifically to industrial tenants. Our teams of architects and designers will work with you to come up with the ideal layout to drive your business success.

AN IDEAL LOCATION FOR: Aerospace, Distribution, Manufacturing, Artificial Intelligence, R&D, Tech, Machining

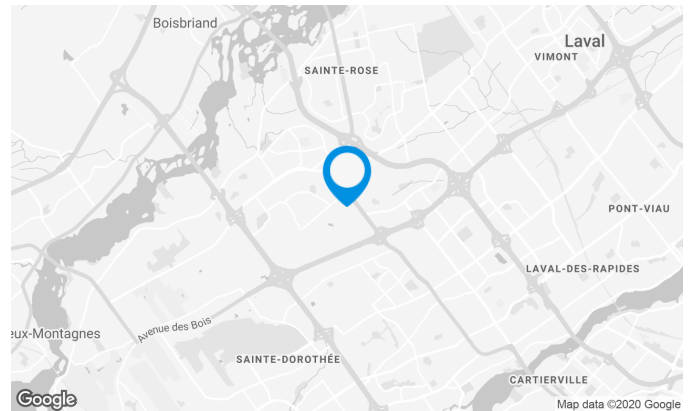


Building characteristics

YEAR OF CONSTRUCTION	2021
SPRINKLERS	Yes
SECURITY	Fire protection : Early-suppression fast-response sprinklers (ESFR)
BUILDING SERVICES	The area surrounding the Curé-Labelle Development Project is home to a number of restaurants, banks, grocery stores, sports facilities and gas stations, as well as several major shopping centres.

BUILDING ACCESSIBILITY

PARKING - OUTDOOR	400
PARCS À VÉLOS	Yes
ROAD ACCESS	Directly access to the Curé-Labelle Boulevard and near the 440 & 15 highways.
BUS	STL : 55, 61, 151



Christian Jamieson-St-Amand

LEASE SENIOR MANAGER

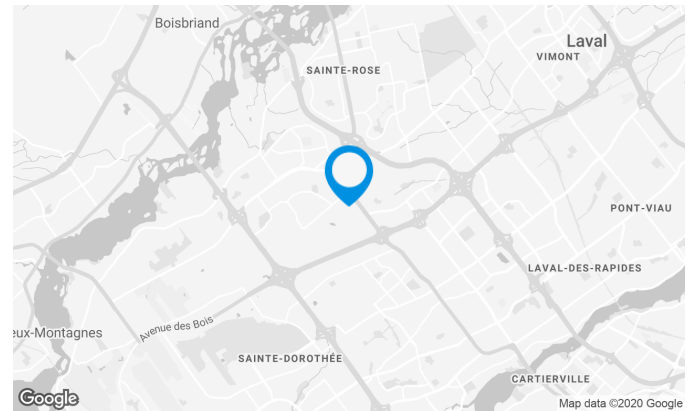
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Space characteristics

NUMBER OF FLOORS	1
HEIGHT	32'
SPACE BETWEEN THE COLUMNS	40'
AIR CONDITIONING	Yes
HEATING	Electricity/gas
COMMENTS	Warehouse clearance : 32-45 feet Electrical capacity in accordance with your needs.

AVAILABLE LEASING AREA: 665,000 FT²

WAREHOUSE	665,000 ft ²
AVAILABILITY	March 2021



Christian Jamieson-St-Amand

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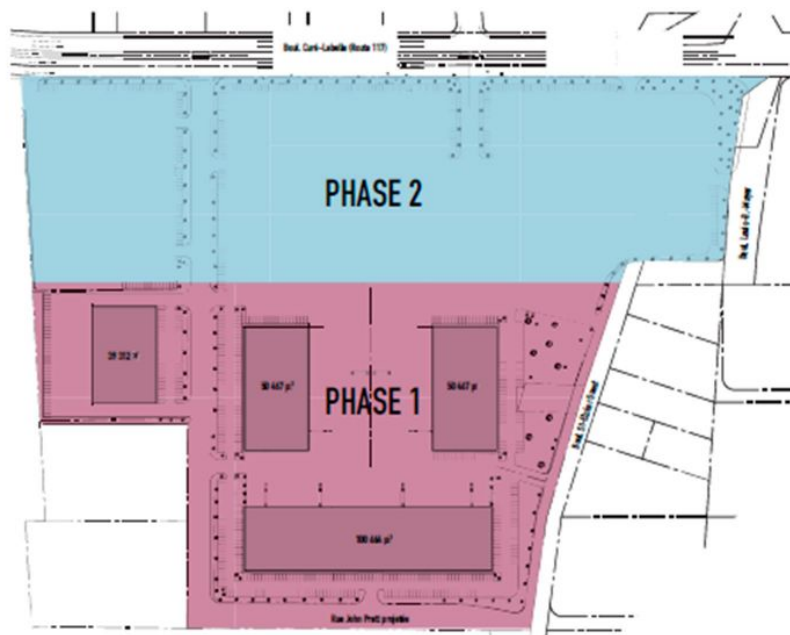
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For artistic representations only



Phase 1 : Industrial & Office / Phase : 2 Retail



A strategic location for your logistics