

**9975 & 9995 de Châteauneuf Street, Brossard, QC, J4Z  
3V6  
Suite #V**

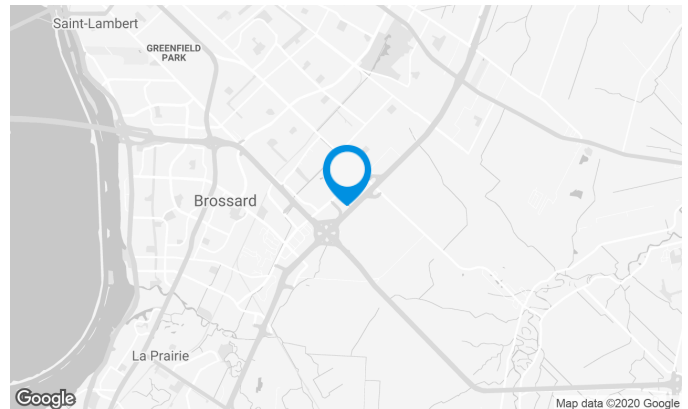
Building with a dual purpose: industrial and office. Excellent visibility from Highway 30, large parking area available. The new REM train line will be 5 minutes from the building, Du Quartier station.

**Building characteristics**

TOTAL LEASING AREA	124,236 ft²
BUILDING AREA	124,236 ft²
LAND AREA	399,767 ft²
YEAR OF CONSTRUCTION	2004
NUMBER OF FLOORS	2
SPRINKLERS	Yes
SECURITY	Card access system, security camera.

**BUILDING ACCESSIBILITY**

OUTDOOR PARKING	450
ROAD ACCESS	Highway 10 & 30
BUS	132



**Xavier Martin**

LEASE AGENT  
LEASING - OFFICES

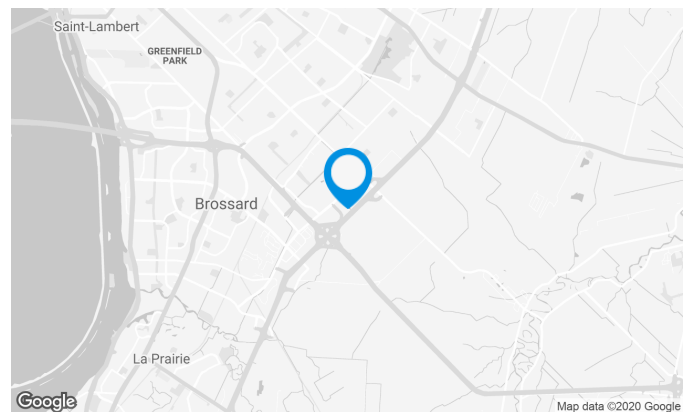
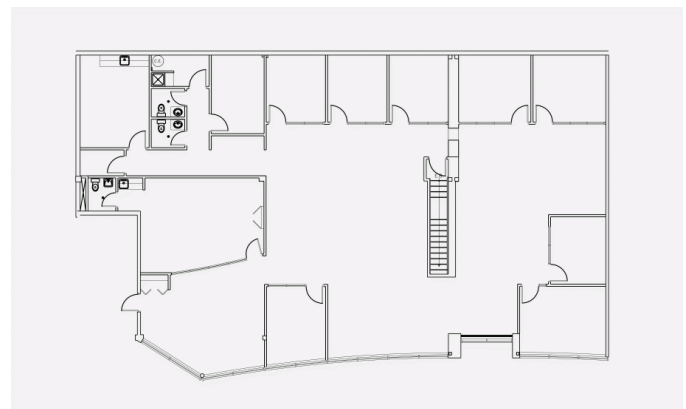
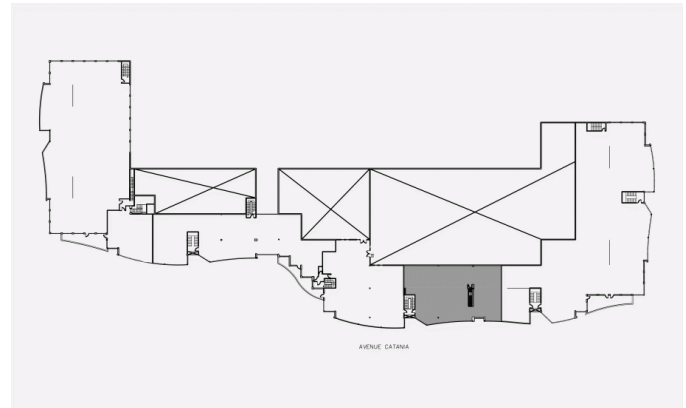
**T** 514 737-3344 #3454

**C** 514 346-3041

**E** XAVIER.MARTIN@COMINAR.COM

## Space characteristics

AVAILABLE LEASING AREA	5,022 ft <sup>2</sup>
NUMBER OF FLOORS	1
FLOOR AREA	53,634 ft <sup>2</sup>
ADDITIONNAL RENT	\$7.09 /ft <sup>2</sup>



**Xavier Martin**

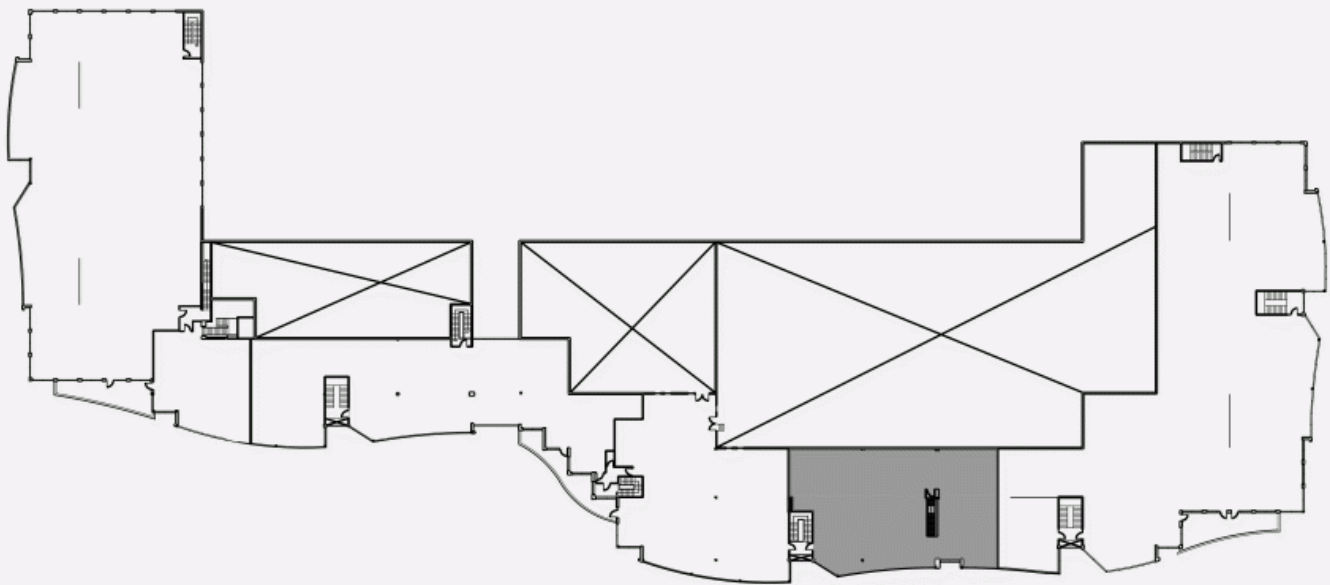
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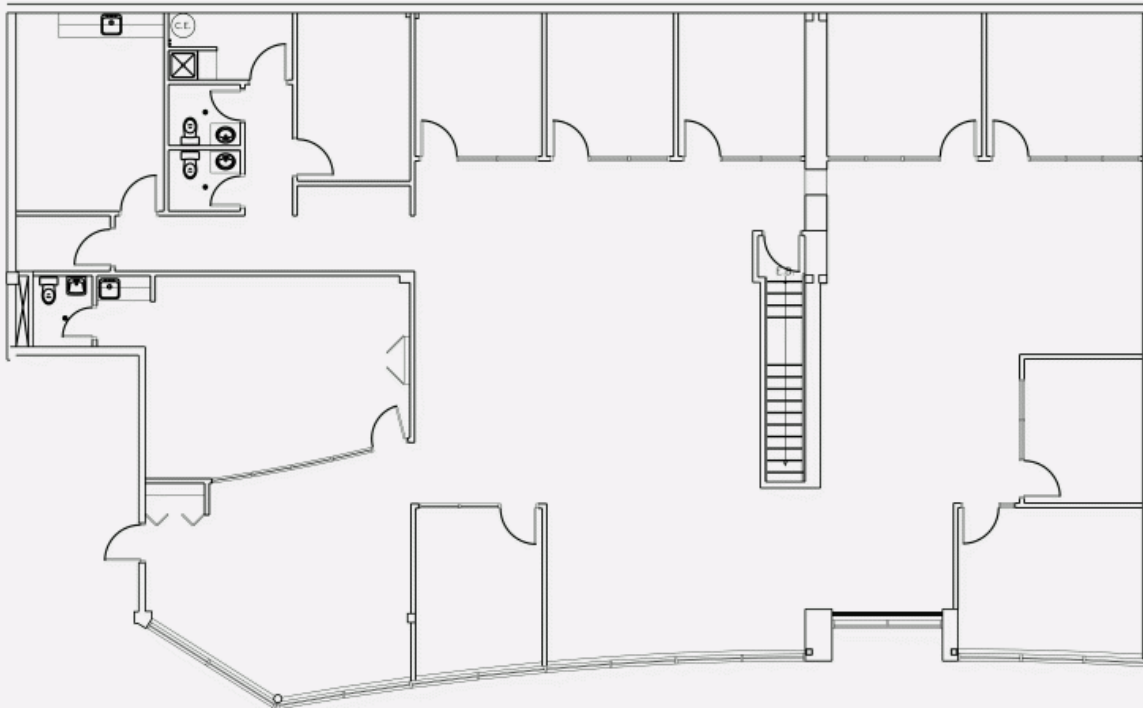
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LOCATION PLAN



AVENUE CATANIA

LAYOUT PLAN



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