

4451 to 4479 Jean-Noël-Lavoie Highway and 2800 to 2816 Joseph-A.-Bombardier Street, Laval, QC, H7P 6C5 Suite #220

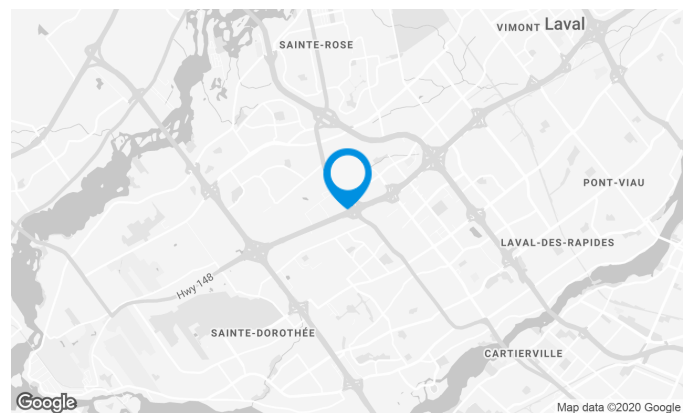
This building is located in the 440 Impact Industrial Park in Laval.

Building characteristics

TOTAL LEASING AREA	115,375 ft ²
NUMBER OF FLOORS	2
ASCENCEURS	1
OPTICAL FIBER	Yes
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	Monday to Friday: 6 AM to 6 PM
SECURITY	Access cards
BUILDING SERVICES	Sports center

BUILDING ACCESSIBILITY

OUTDOOR PARKING	225
PARC À VÉLOS DISPONIBLE	Yes
ROAD ACCESS	Jean-Noel-Lavoie Highway (440), Curé-Labelle Boulevard (117)



Victoria Tenenboym

LEASING MANAGER
LEASING - INDUSTRIAL, MONTREAL AREA

- T** 514 737-3344 #3218
- C** 514 894-6505
- E** VICTORIA.TENENBOYM@COMINAR.COM

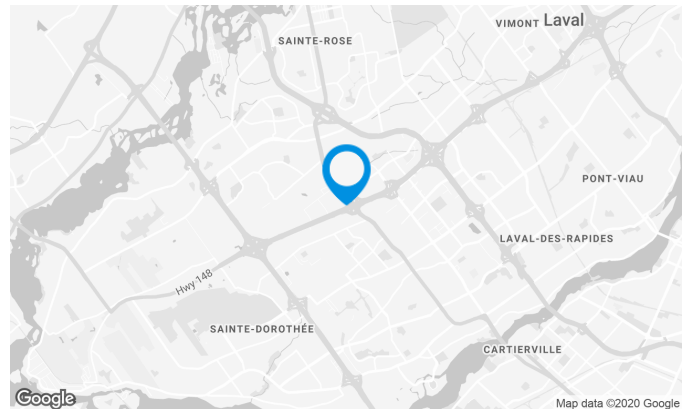
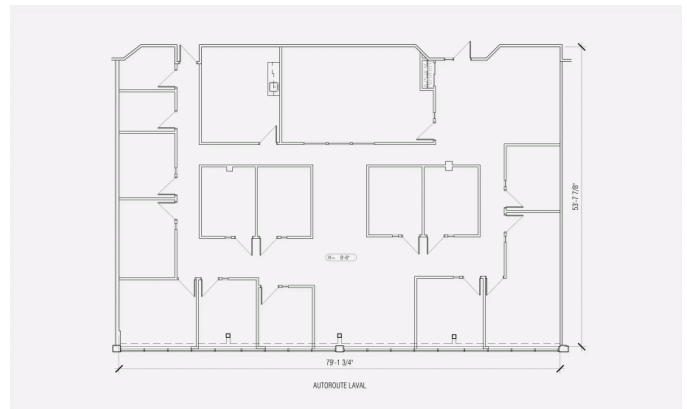
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This local has existing improvements.

Space characteristics

AVAILABLE LEASING AREA	4,835 ft ²
AVAILABILITY	March 2020
NUMBER OF FLOORS	1
FLOOR AREA	58,000 ft ²
ADDITIONNAL RENT	\$10.03 /ft ²
ENERGY	Included



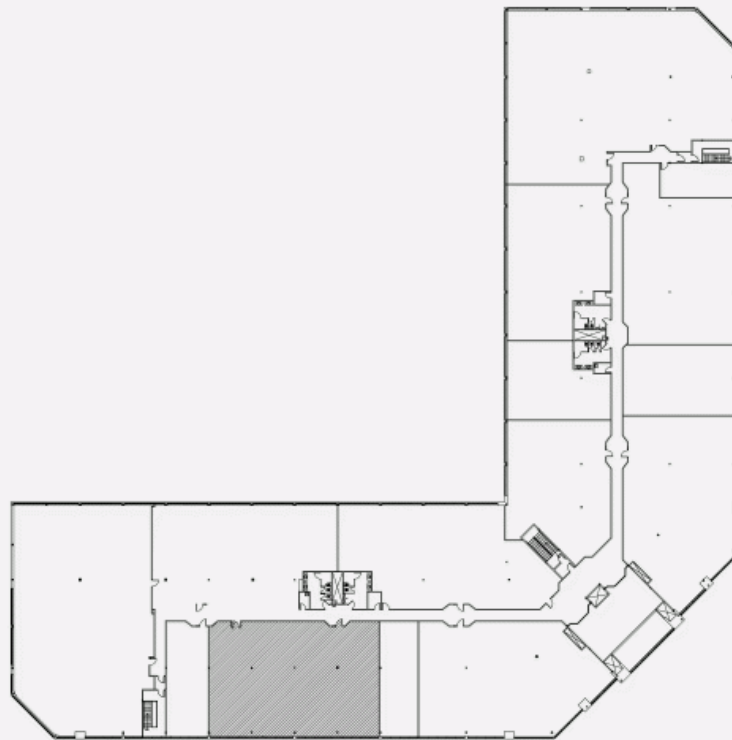
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LOCATION PLAN

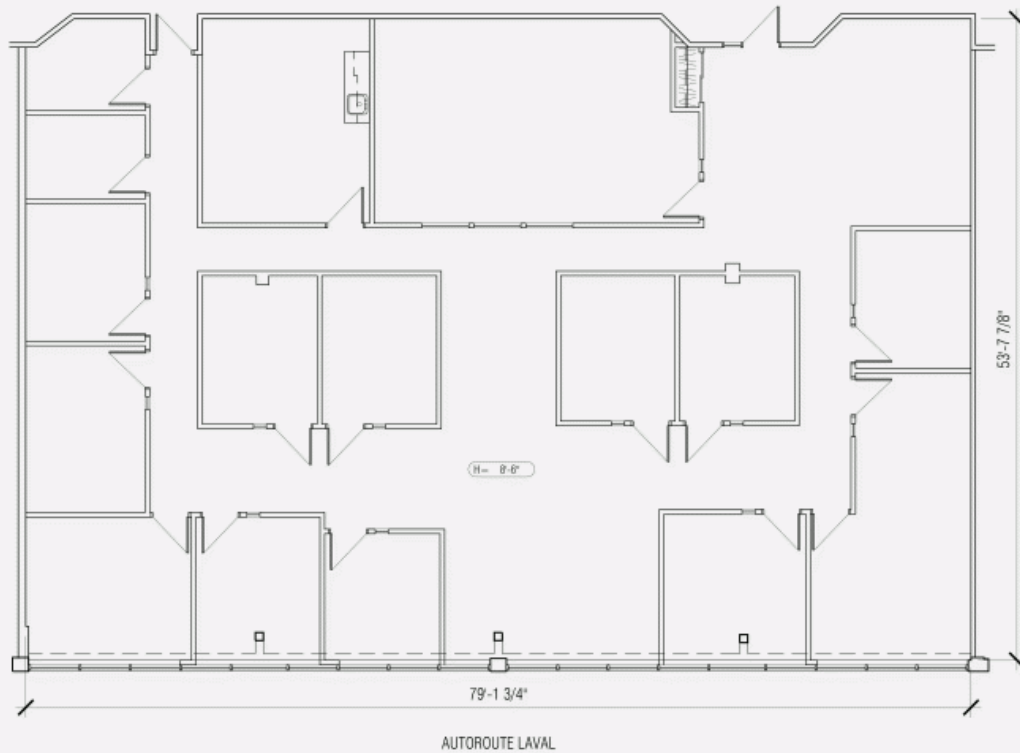


JOSEPH-A. BOMBARDIER

AUTOROUTE LAVAL

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LAYOUT PLAN



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