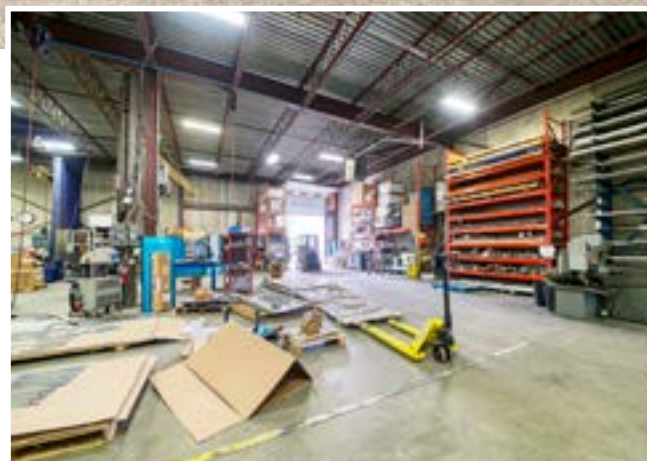




For Lease

Freestanding industrial building in the heart of St-Laurent

- Easy access to Highway 13 & 40
- Excess land for expansion or outside storage
- Flexible zoning



8515 Henri-Bourassa Blvd. W.
Saint-Laurent, QC H4S 1P7

Erik Charton, SIOR
Executive Vice President
Real Estate Broker
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Lobby



Conference room



Property Details

Total building area	11,850 sq. ft.
Warehouse area	8,210 sq. ft.
Office area	3,640 sq. ft.
	(2,240 sq. ft. on the ground floor & 1,400 sq. ft. on the 2 nd floor)

Land area	50,001 sq. ft.
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Construction year	1987 / offices renovated 2010
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Ceiling height	20'
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Truck-Level doors	1
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Drive-in doors	1
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Zoning	I02-005
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2nd floor offices



Clean room



Warehouse



Financial Details

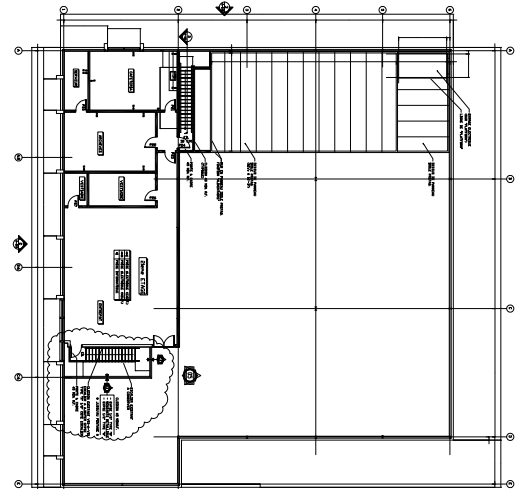
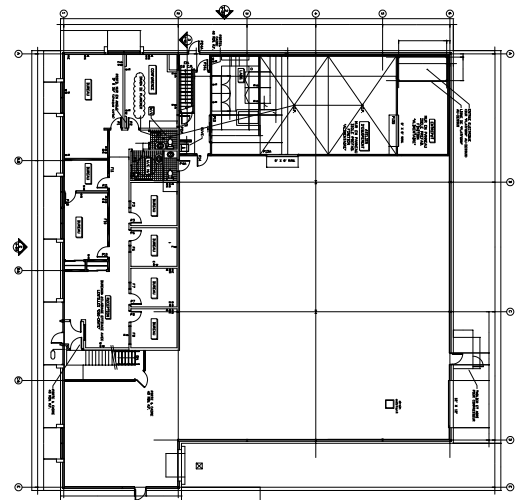
Municipal evaluation

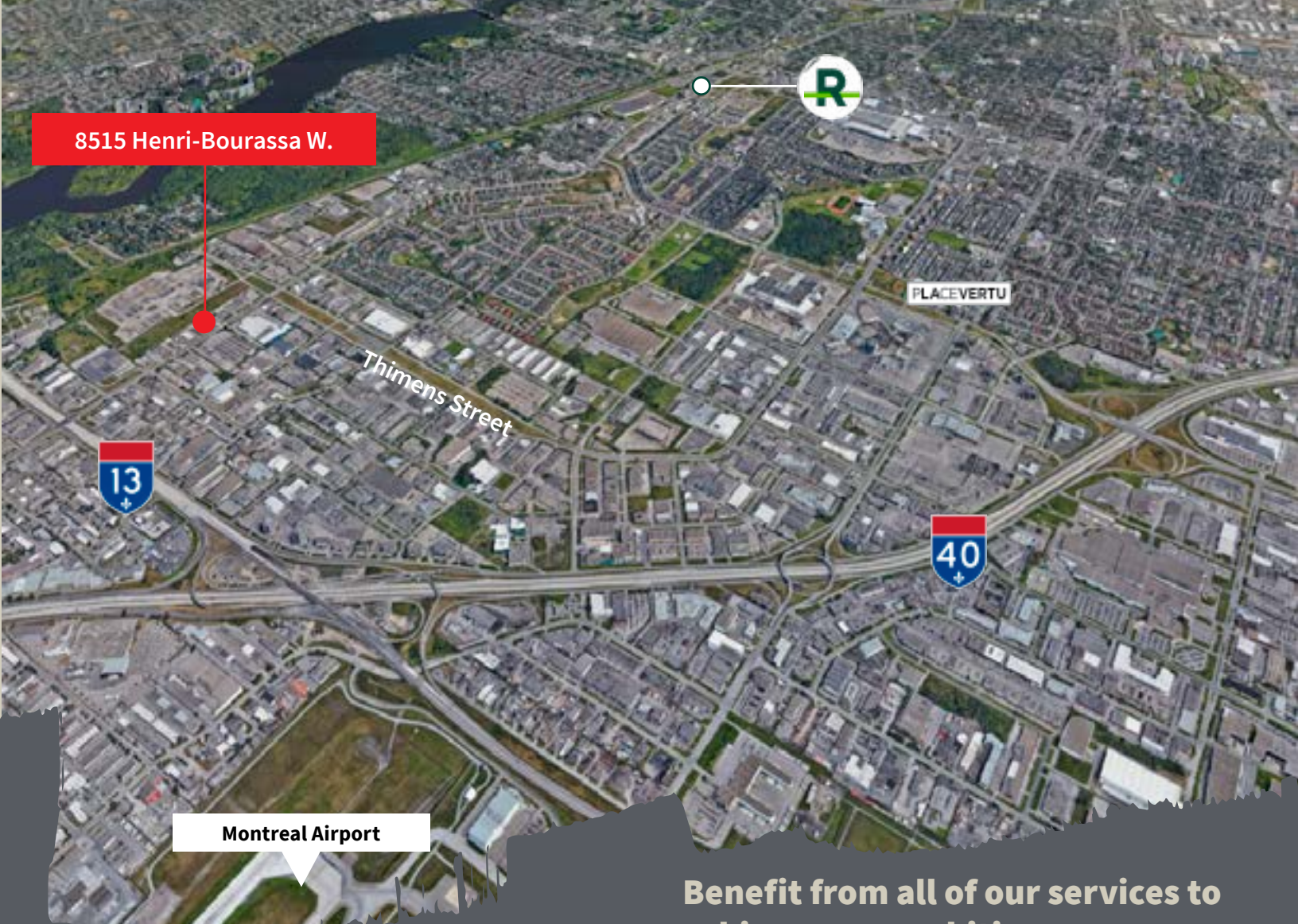
Land	\$668,900
Building	\$780,900
Total	\$1,449,800

Taxes (2021)

Municipal	\$44,759.59
School	\$1,409.13
Total	\$46,168.72 (\$3.90 / SF)

Net rental rate	\$12.00 / sq. ft.
Additional rent	\$4.71 / sq. ft.





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- Industrial asset disposition
- Sale-leasebacks
- Built-to-suit consulting

Complementary services

- Industrial project management
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