

# 4455

# Rue Frontenac

Le Plateau-Mont Royal, Montréal

INDUSTRIAL BUILDING  
FOR LEASE



VIDEO



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# PROPERTY DETAILS

± 20,000 - 60,000 SF  
BUILDING AREA

## FEATURES

- | Strategically located in the mid-town area, in close proximity to Sherbrooke, Papineau, Notre-Dame and Pie-IX.
- | Easy access to public transportation, metro Frontenac nearby, and bus stop in front of property.
- | Possibility to add additional shipping doors
- | Ample parking space available

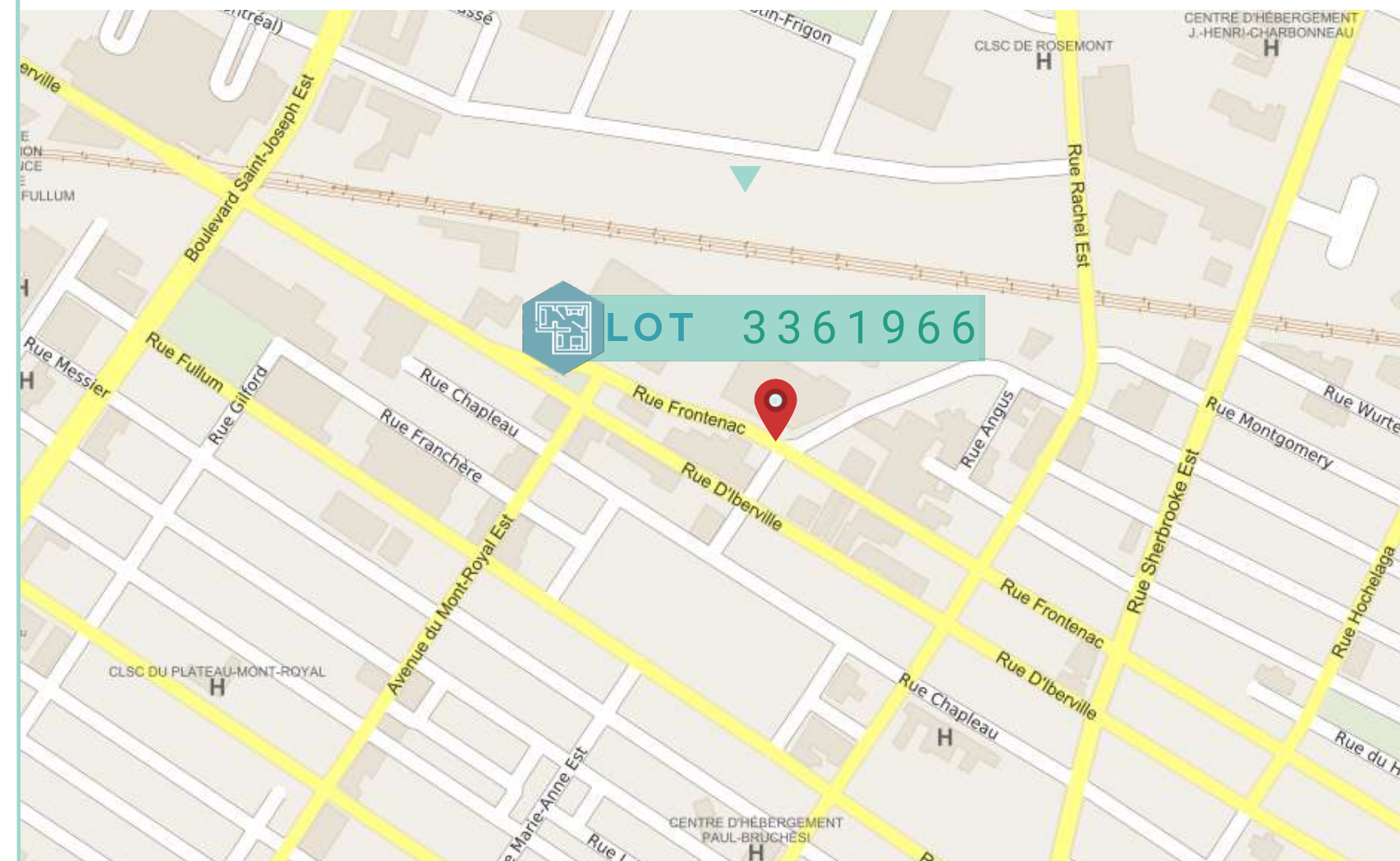


	BUILDING AREA	± 20,000 - 60,000 SF
	LAND AREA	± 153,171 SF
	COLUMN SPAN	25'
	CLEARANCE HEIGHT	22'
	DRIVE-IN DOORS	2
	TRUCK-LEVEL DOORS	3
	CONSTRUCTION YEAR	1987
	OCCUPANCY	± 90 days
	SPRINKLERS	YES
	LIGHTING	LED
	HEATING	GAS
	ELECTRICAL ENTRY	1000A / 600V

## ZONING DETAILS

**ZONING:** Industrial & Commercial

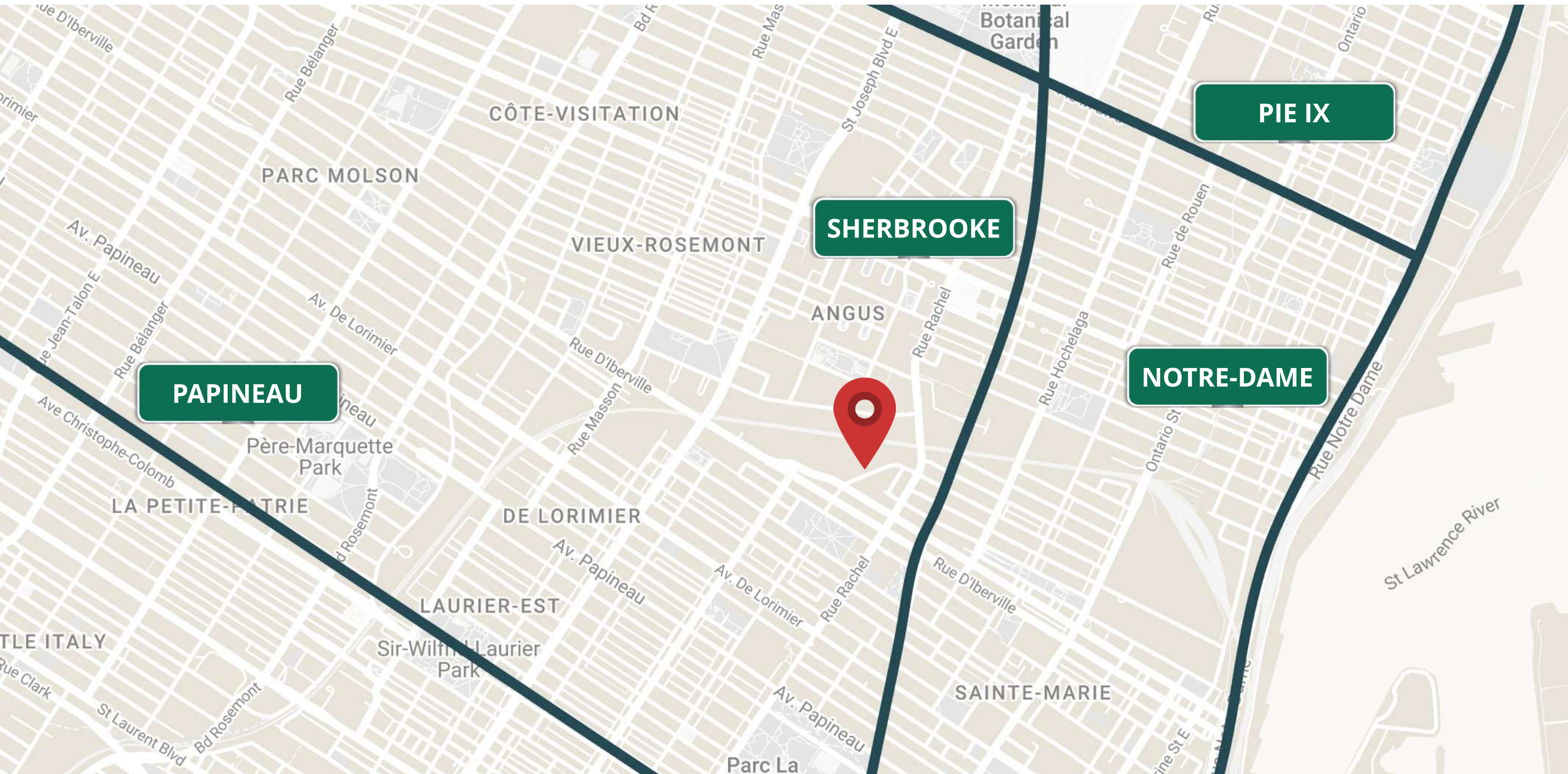
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CONTACT US FOR MORE INFORMATION

# LOCATION

STRATEGICALLY LOCATED IN THE MIDTOWN AREA, IN CLOSE PROXIMITY TO **SHERBROOKE, PAPINEAU, NOTRE-DAME AND PIE IX.**  
EASY ACCESS TO PUBLIC TRANSPORTATION **METRO FRONTENAC NEARBY, AND BUS STOP IN FRONT OF PROPERTY.**



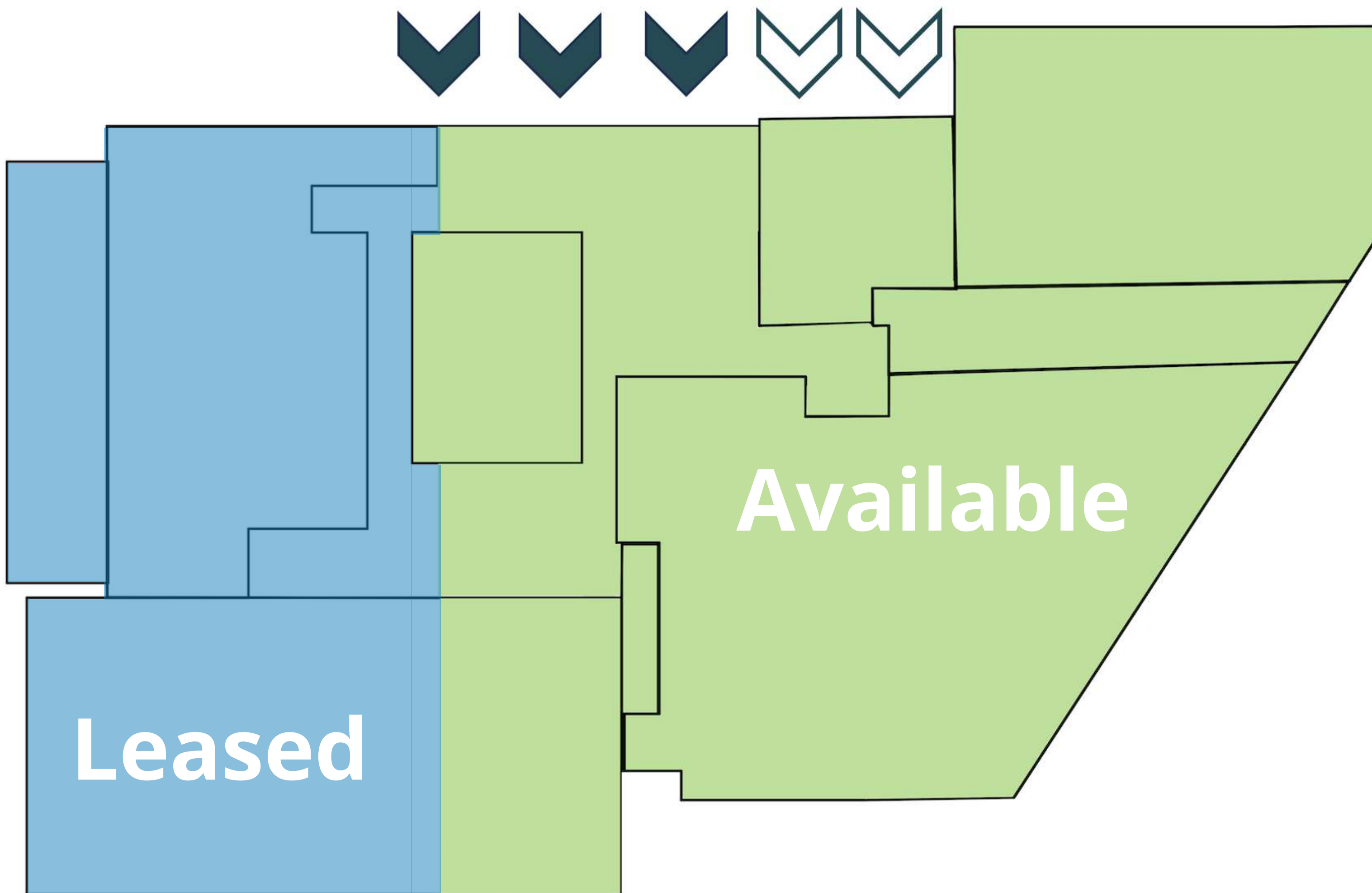
# PLAN



TRUCK-LEVEL DOORS



DRIVE-IN DOORS



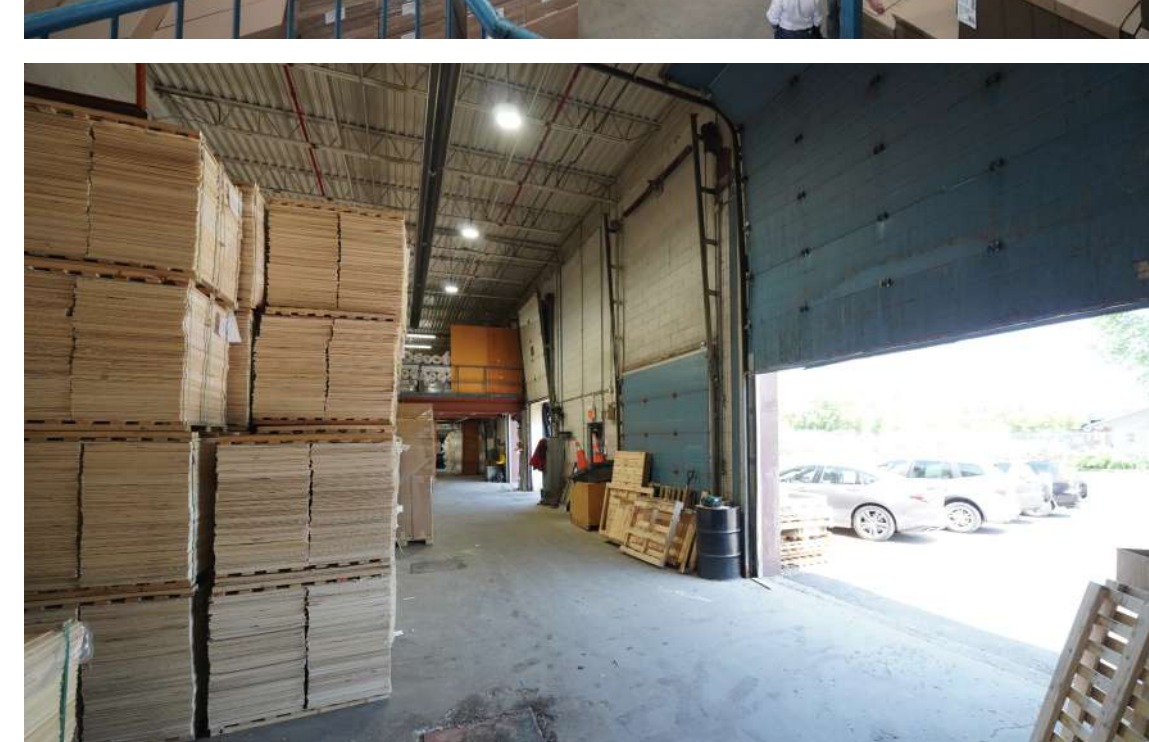
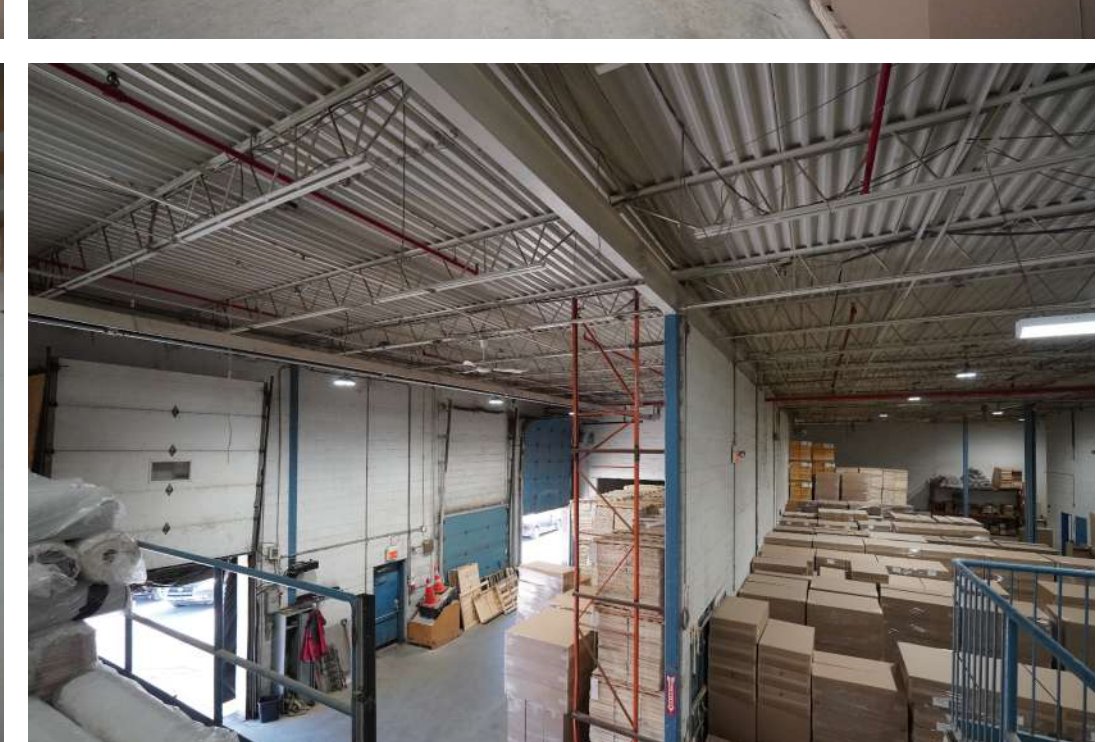
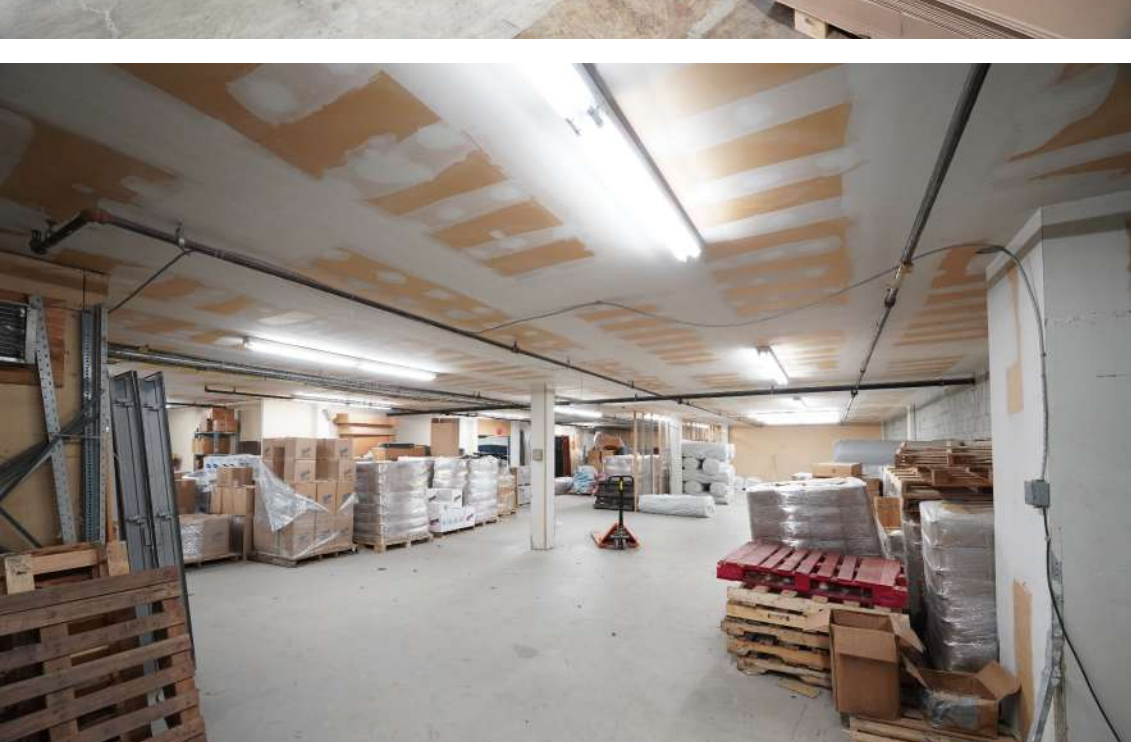
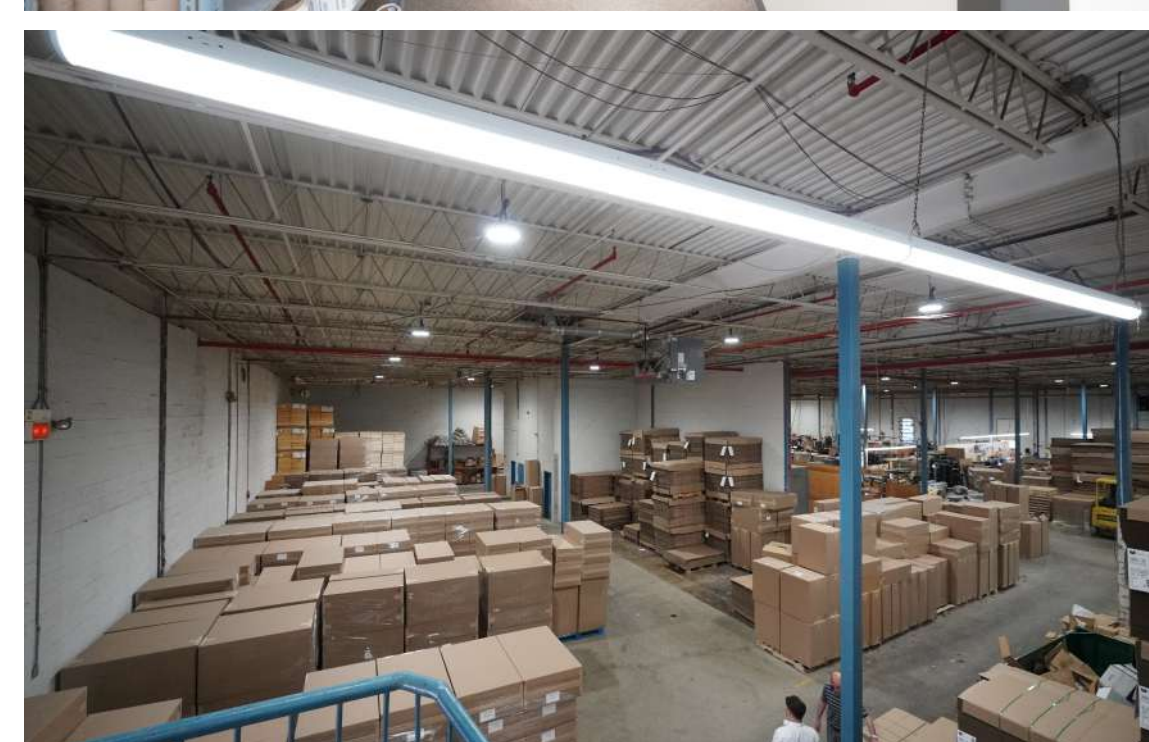
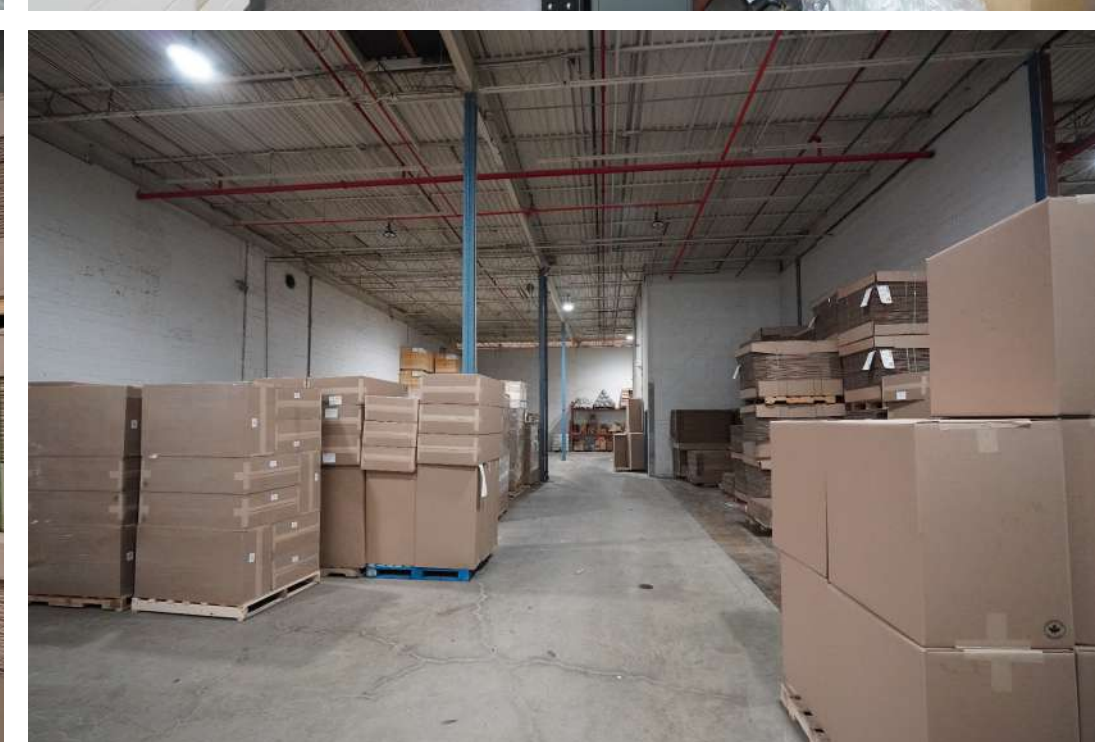
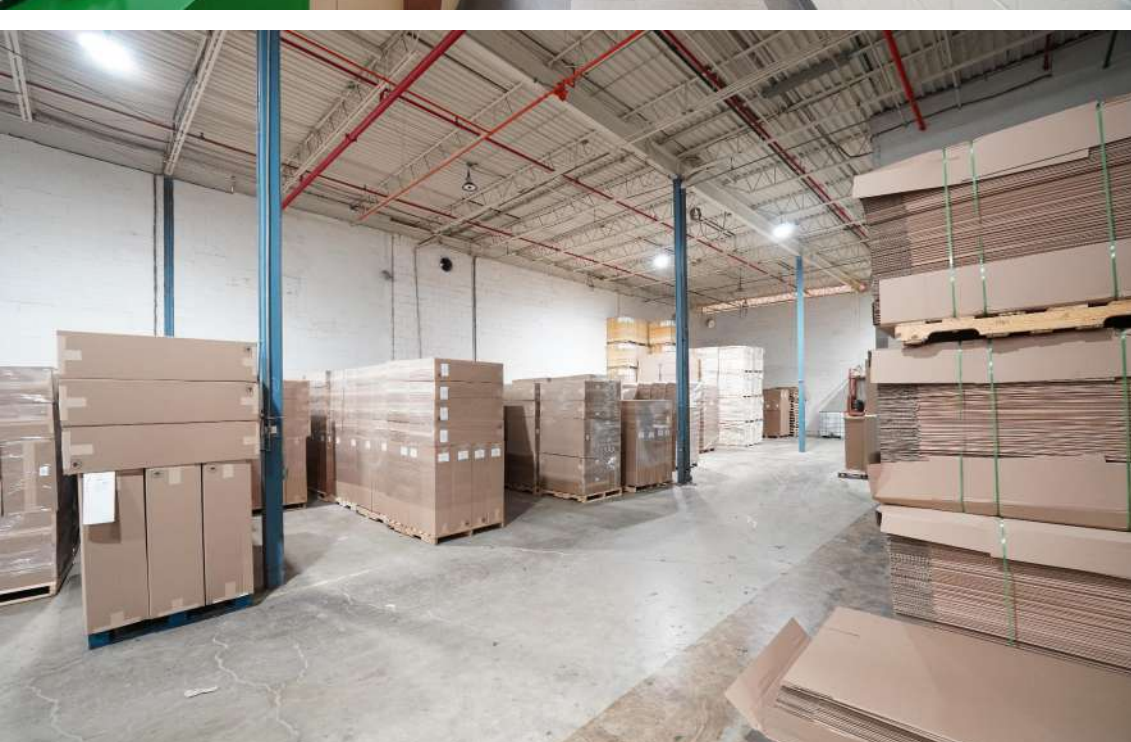
RUE FRONTENAC

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| Potential to add additional shipping doors

| Ample parking space available







Commercial Real Estate Agency

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