



For Lease

Industrial Spaces Located in Laval

± 4,000 SF to ± 45,192 SF available, ideal for warehousing and distribution operations

3505-3541 Le Corbusier Blvd, Laval, QC

Featured Benefits



Prime Laval Location



Clear Height 18'



Proximity to highways 440 & 15



Property Overview

Civic Address 3505-3541 Le Corbusier Blvd, Laval, QC

Suite 505-541

Total Area ± 45,192 SF

Warehouse Area ± 31,696 SF

Office Area ± 13,496 SF

Clear Height 18'

Shipping 9 TL | 1 DI

Zoning Industrial



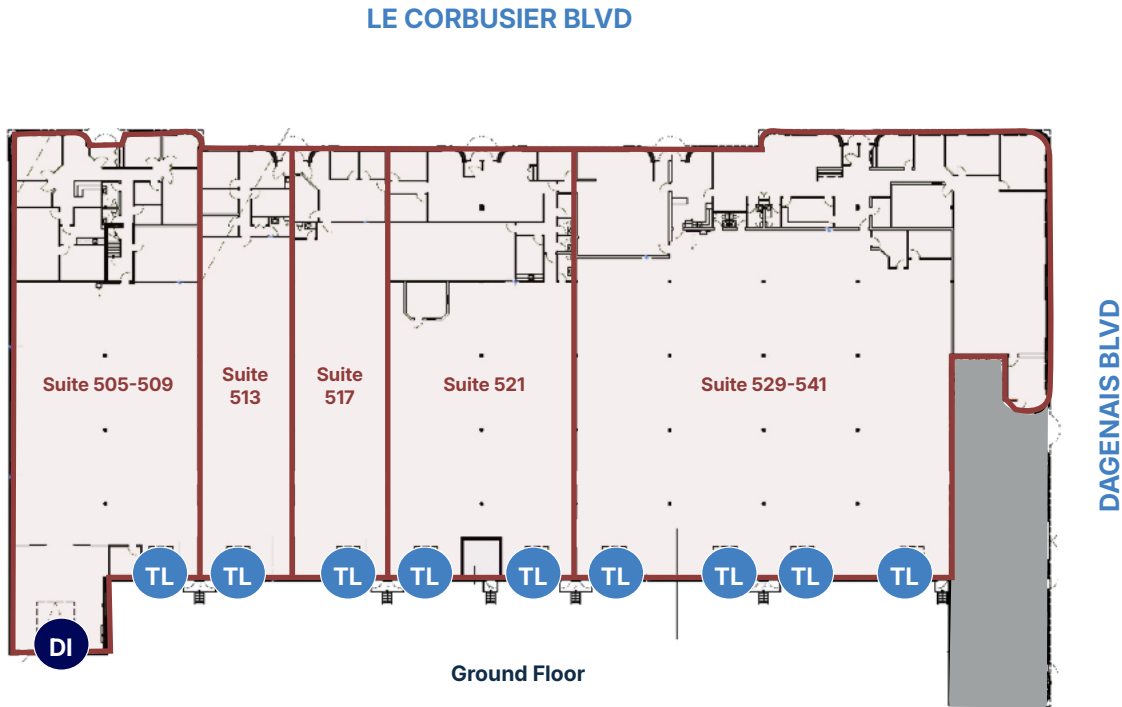
Opex:
\$5.55 PSF



Asking Rate:
Contact Broker



Available:
February 2026



Layout Overview



Opex:
\$5.55 PSF



Asking Rate:
Contact Broker



Available:
February 2026

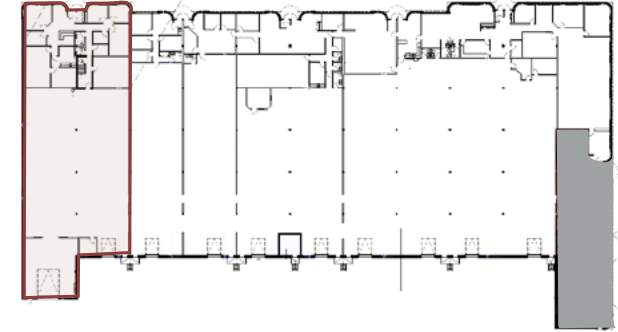
Suite 505-541

Total Area: ± 45,192 SF Shipping: 9 TL | 1 DI



Suite 505-509

Total Area: ± 10,000 SF Shipping: 1 TL | 1 DI



Suite 513

Total Area: ± 4,000 SF Shipping: 1 TL



Suite 517

Total Area: ± 4,000 SF Shipping: 1 TL



Suite 521

Total Area: ± 10,000 SF Shipping: 2 TL



Suite 529-541

Total Area: ± 17,192 SF Shipping: 4 TL








Property Photos

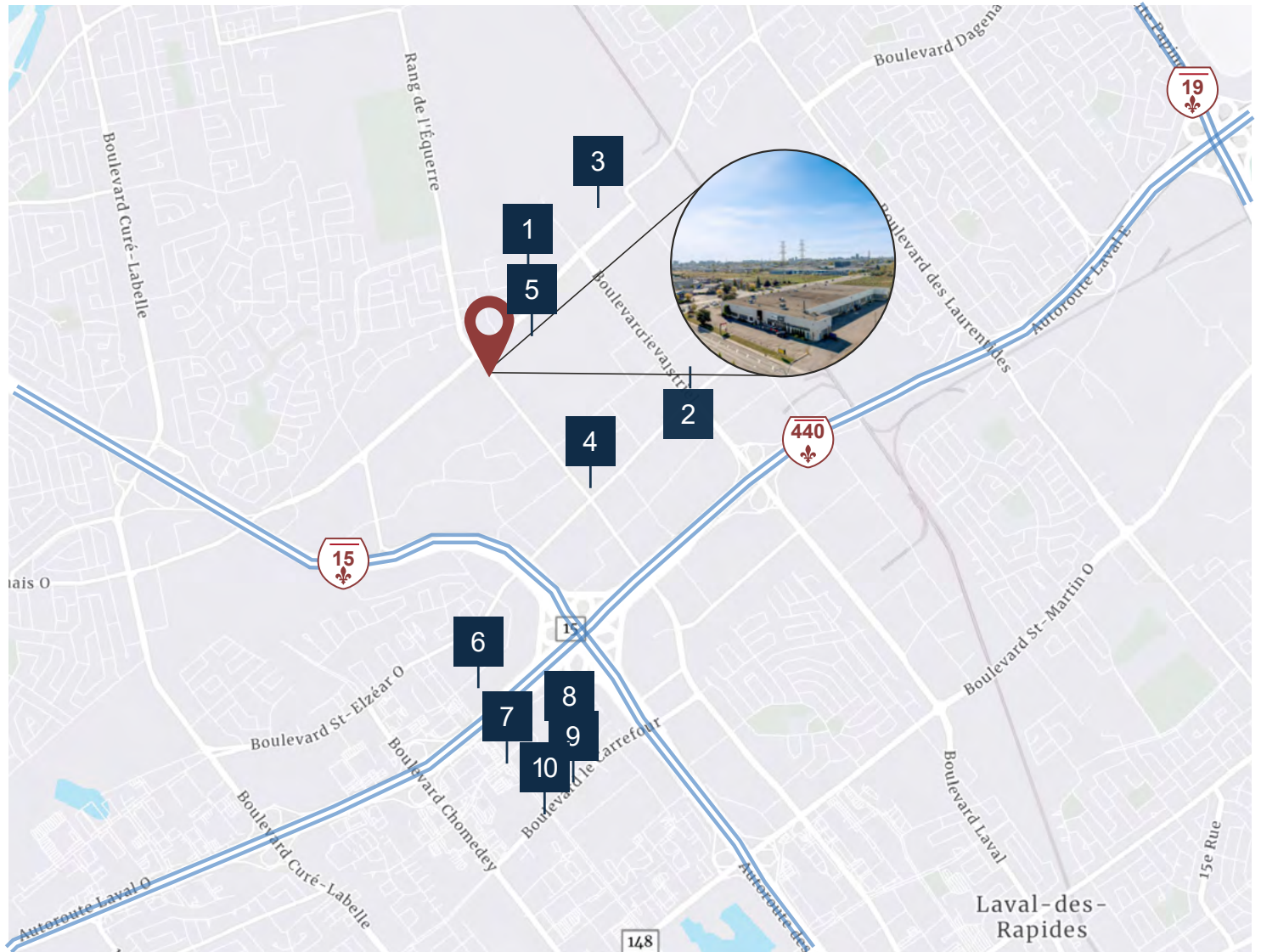


Nearby Amenities

 3505-3541 Le Corbusier Blvd,
Laval, QC

- | | |
|----|-----------------------|
| 1 | St-Viateur Bagel |
| 2 | La Station des Sports |
| 3 | IGA Express |
| 4 | Subway |
| 5 | La Belle Province |
| 6 | Costco |
| 7 | Allô Mon Coco |
| 8 | Rona |
| 9 | Bâton Rouge |
| 10 | RBC Royal |

- | | |
|--|---|
|  | Highway 440
1 km 2 minutes |
|  | Highway 15
4.5 km 5 minutes |
|  | Highway 19
5 km 7 minutes |
|  | Train Station Vimont
2 km 4 minutes |
|  | Montreal International Airport
23.4 km 20 minutes |



Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

pureindustrial.ca

The logo for Colliers, featuring the word 'Colliers' in white serif font on a dark blue background with a horizontal bar of red, yellow, and blue below it.

Colliers

Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors.

With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

collierscanada.com





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