

# 9494 Saint-Laurent

9494 Boul St-Laurent Montréal Québec Canada



## LOCATION



## SPACE

	Unit	Area (sf) (Div   Contig)	Rate (psf/yr)	Availability	Loading	Power	Ceiling	Notes
<b>NEW</b>	1001	5,478	Negotiable	Immediate				
	1016	1,300	Negotiable	Immediate				
<b>NEW</b>	1024	1,826	Negotiable	Immediate				
	700	25,175	Negotiable	Immediate			11'6"	
	701	14,356	Negotiable	Immediate				
	702	8,000	Negotiable	Immediate				
	500	10,500	Negotiable	Immediate		100 A 600 V	11'6"	Call for Rates
	508	1,250	Negotiable	Immediate		60 A		

Operating Costs: \$1.75 (psf/yr)

Realty Tax: \$0.76 (psf/yr)

Total Additional Rent: \$2.51 (psf/yr)

## Leasing Contact

**Glen Rotchin**  
 Building Manager  
 Groupe Dayan  
 514-849-1351 Ext.: 240  
 grotchin@groupedayan.com

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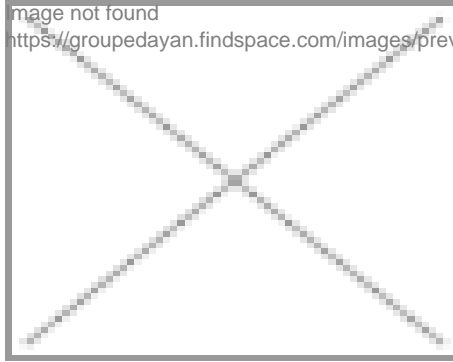
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Gestion immobilière Montréal • Groupe Dayan | February 2021

### PROPERTY DESCRIPTION

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Located near Chabanel and benefiting from the economic activity generated by the businesses there, 9494 Saint- Laurent is the ideal building for companies looking for a variety of spaces at extremely competitive rental rates. 9494 also has smaller adaptable light-industrial lofts ideal for young entrepreneurs, start-up companies or growing companies in need of flexibility and space options.



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**SPECS**

Tenant Cost					
Posted Net Rate		Realty Tax	\$0.76 (psf/yr)	Utilities	
Operating Costs	\$1.75 (psf/yr)	Other		Additional Rent Total	\$2.51 (psf/yr)
Site Description					
Year Built	1965	Building Zoned	Commercial	Average Office % Area	10 %
Number of Buildings		Number of Units			
Certification					
Building Size					
Total Space		Warehouse Size			
Industrial					
Total Industrial Space		Available Industrial Space			
Office					
Total Office Space		Available Office Space			
Technical Specification					
Ceiling Height	11'6"	Maximum Door Height		Building Plan	yes
Shipping Doors (Drive In)	10	Shipping Doors (Dock)	10	Rail Loading	none
Marshalling Area		Dolly Pad		Outside Storage	none
Storage Description					
Construction					
Available Electrical (Volts)		Available Electrical (Amps)		Heating	
Power		Exterior Finish	Brick		
Safety & Parking					
Sprinkler System		Total Parking Stalls	137		
Parking Description					

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