

3695

des Laurentides, Laval, QC



SIGNAGE OPPORTUNITY

*Versatile industrial & office space
with exceptional brand visibility*

30,845 to 132,665 sq. ft. | INDUSTRIAL/OFFICE SPACE FOR LEASE



Property Highlights



EXCEPTIONAL BRAND VISIBILITY

This versatile flex space provides prominent brand visibility and accessibility due to its frontage on Highway 15.



SPACES TAILORED FOR YOU

With its current build-out combining industrial and office, these spaces can be adapted and divided to meet the needs of your business.



STRATEGIC AMENITIES

8 truck-level docks, a drive-in door, electrical entry of 2,000 amps, clear heights of up to 28 feet, and more - this spacious property provides many features to support your operations.

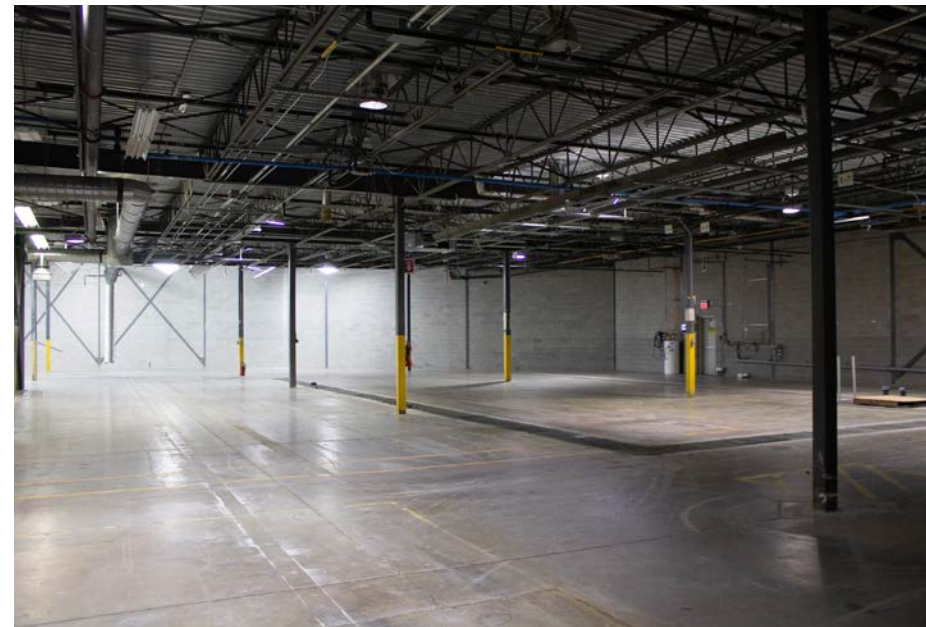
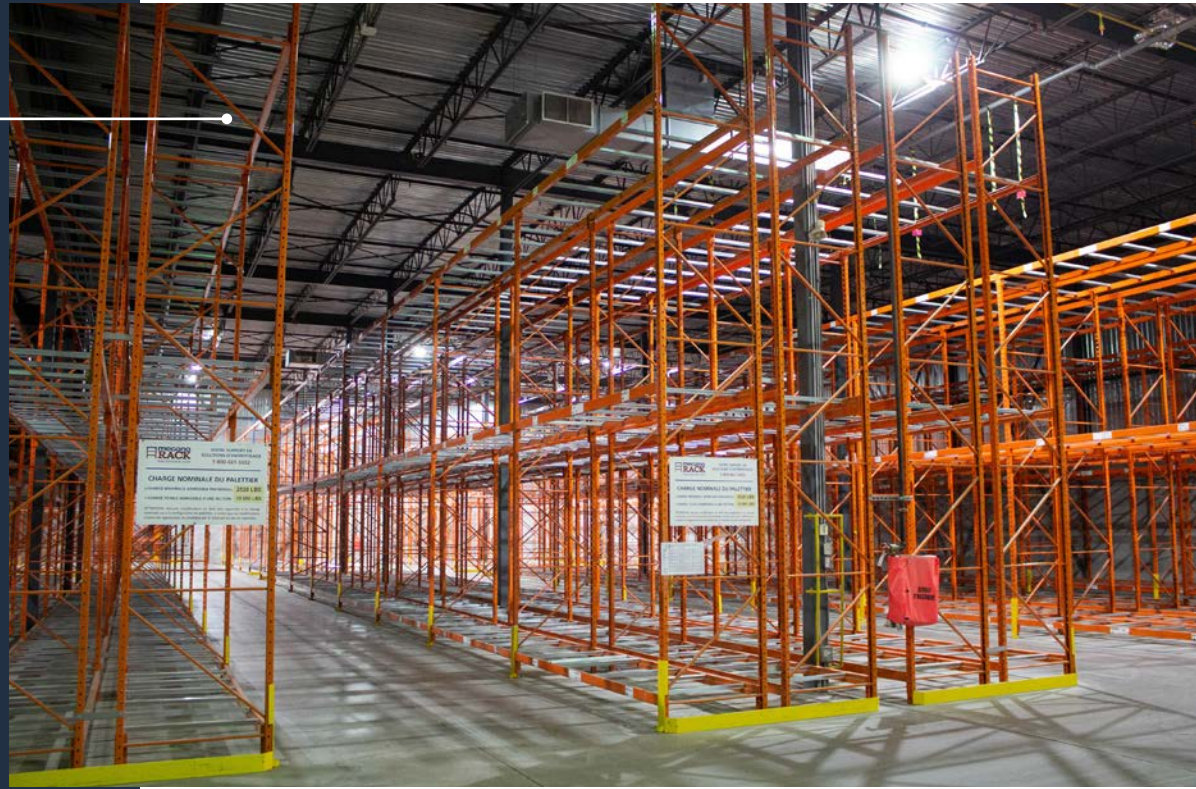


Leasable area	132,665 sq. ft.	Drive-in door	1
Site area	294,251 sq. ft.	Truck-level docks	8 (with levelers)
Building type	Industrial (113,740 sq. ft.) & office (18,925 sq. ft.)	Electrical entry	2,000 amps 600 volts
		Sprinklers	Yes
Parking	213 exterior parking stalls (incl. 5 accessible stalls) - Trailer parking - Ample room for truck manoeuvring	Warehouse clear height	15 - 28 feet
		Column spans	33' x 25'
Availability	Immediate	Lighting	LED
Zoning	ZI.1-4822*	Year built	1973, renovated in 2019

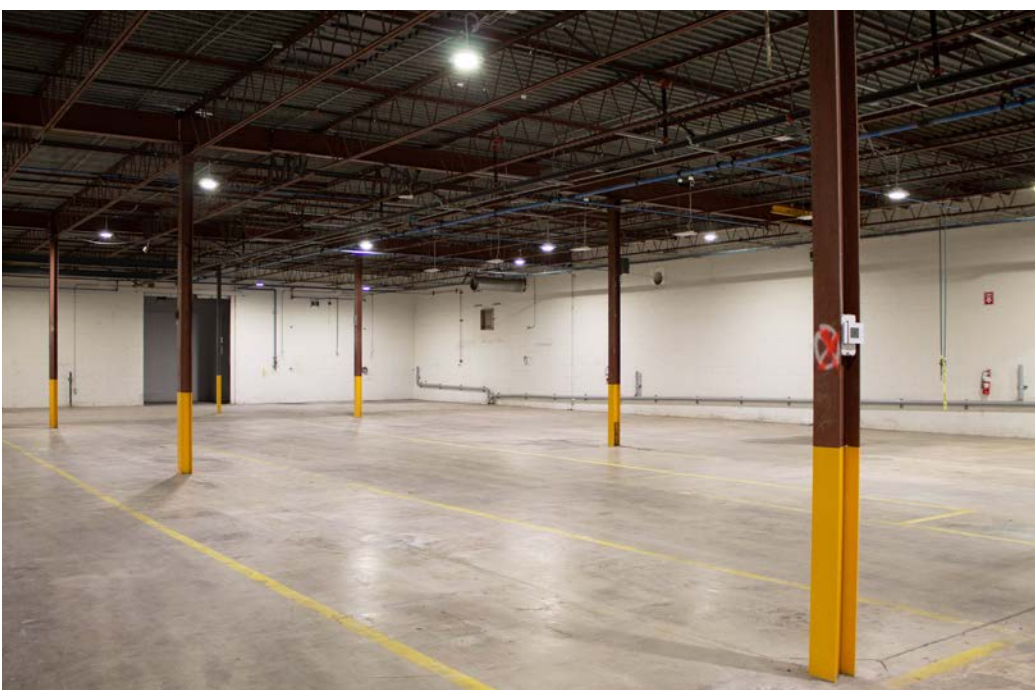
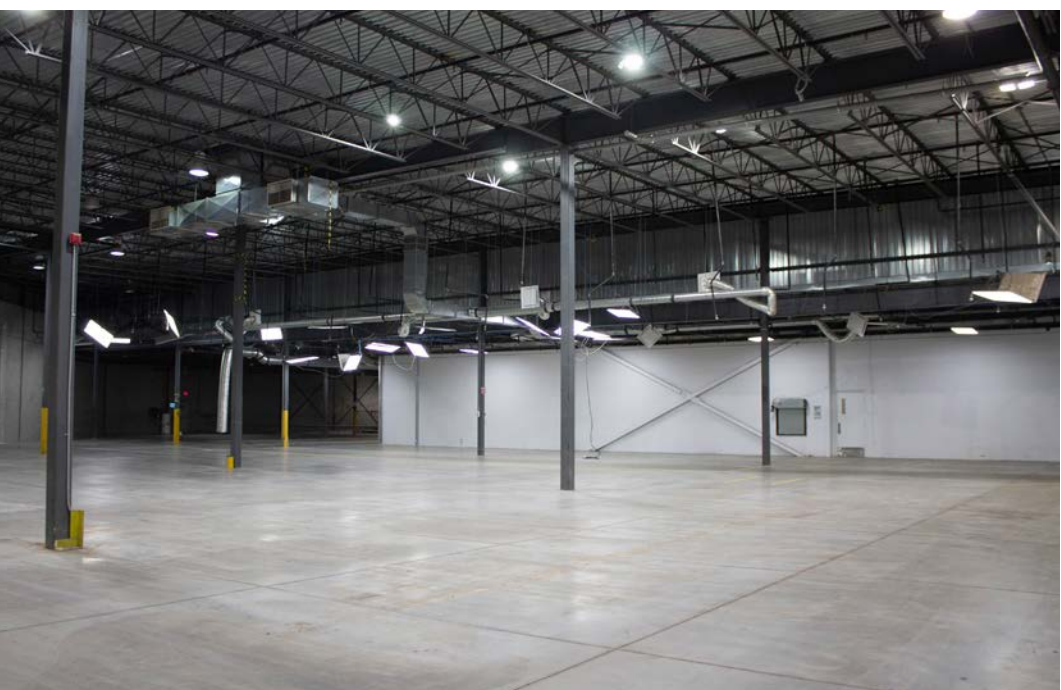
*Artisanal and light industrial uses; warehousing, distribution centers, and wholesale trade; automobile-related businesses and services (retail sale of new vehicle parts, repairs, car washes, replacements of parts, automotive treatments, etc.); urban agriculture.

INDUSTRIAL SECTION

This *spacious & versatile warehouse* is well-equipped with *8 truck-level docks*, a drive-in door, trailer parking and *clear heights of up to 28 feet*.



INDUSTRIAL SECTION (CONT'D)



Truck-level docks

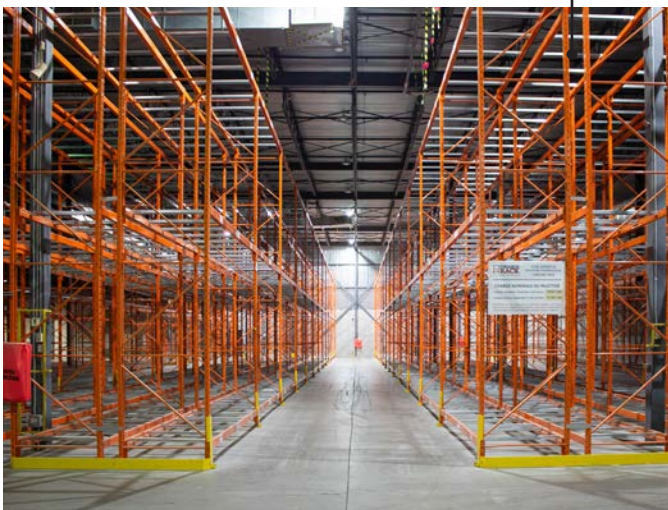


Opportunity for high-visibility signage



*1.1

Clear heights up to 28 feet



*Virtually staged for illustrative purposes only. See Annex for full disclaimer and as-is photos.

OFFICE SECTION

Two floors of *bright, flexible office space*, combining open-concept work areas, private offices, bright conference rooms and more.



*1.2

Separate entrance
with reception area



*1.3

Private
office suites



Open-concept
work areas



*1.4

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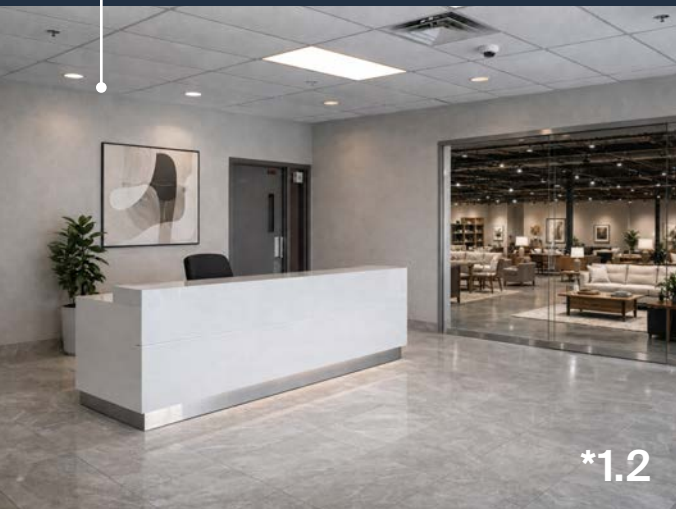
RETAIL USE

Flex space with the opportunity for a spacious retail showroom and a second floor for employee offices.



*1.1

Client entrance
with reception area



*1.2

Second-floor
office space



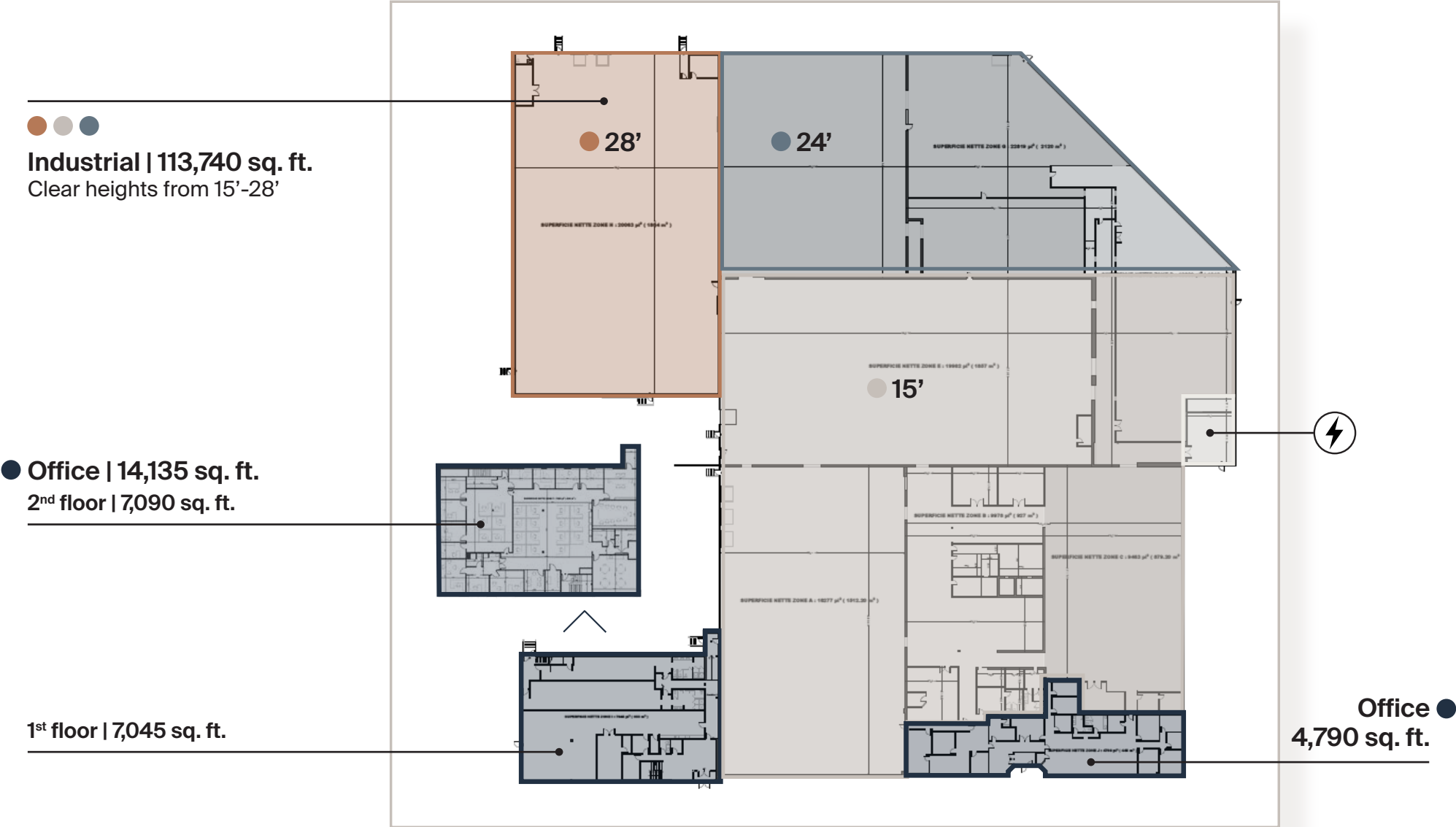
*1.3



*1.4

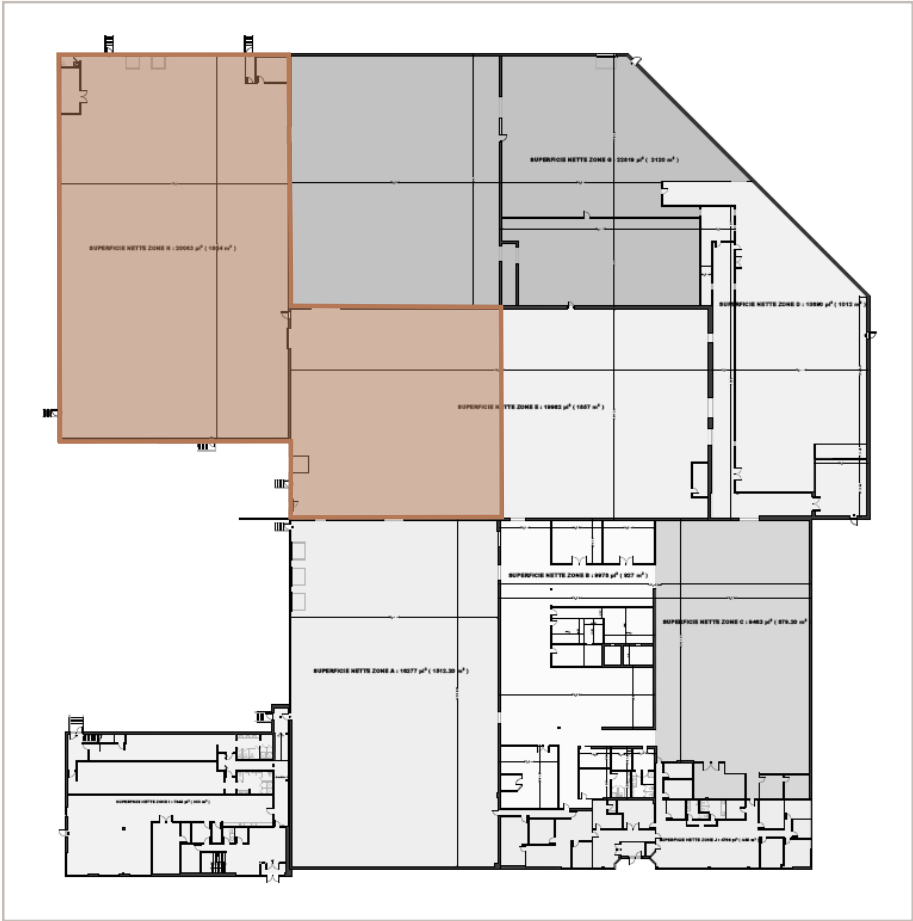
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Floorplan | Option for single-tenant occupancy | 132,665 sq. ft.

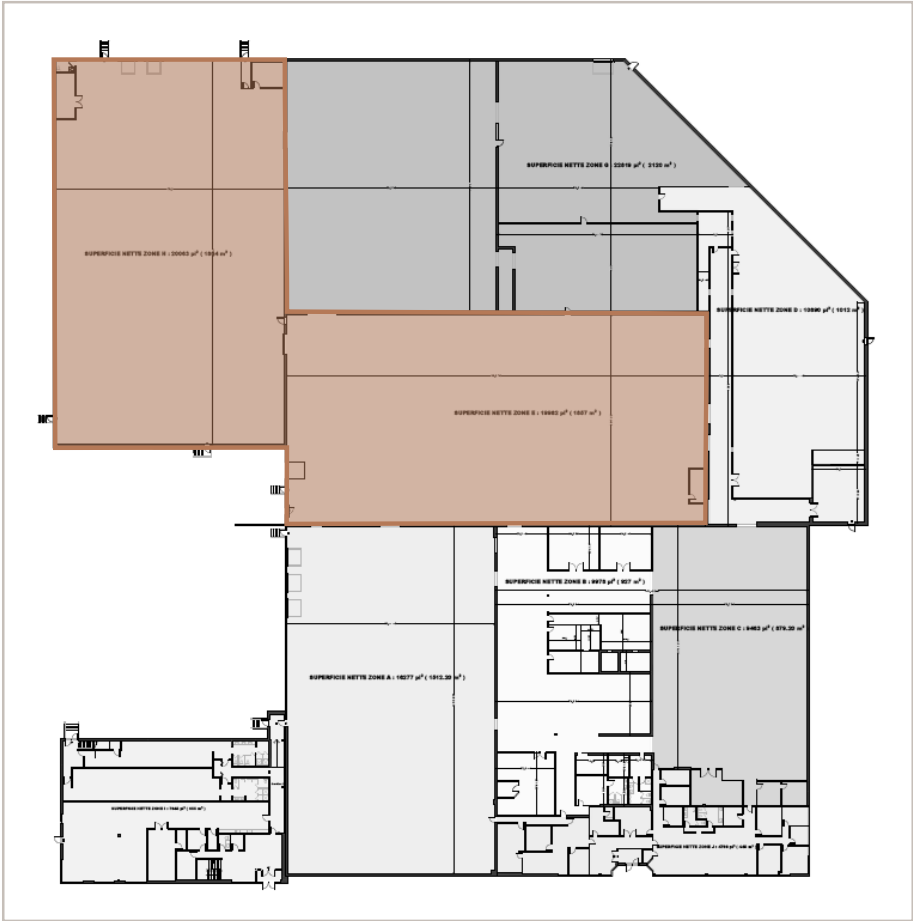


Floorplans | Industrial

Option 1 | 30,845 sq. ft.



Option 2 | 41,133 sq. ft.



Clear height 28' (20,063 sq. ft.)
15' (10,782 sq. ft.)

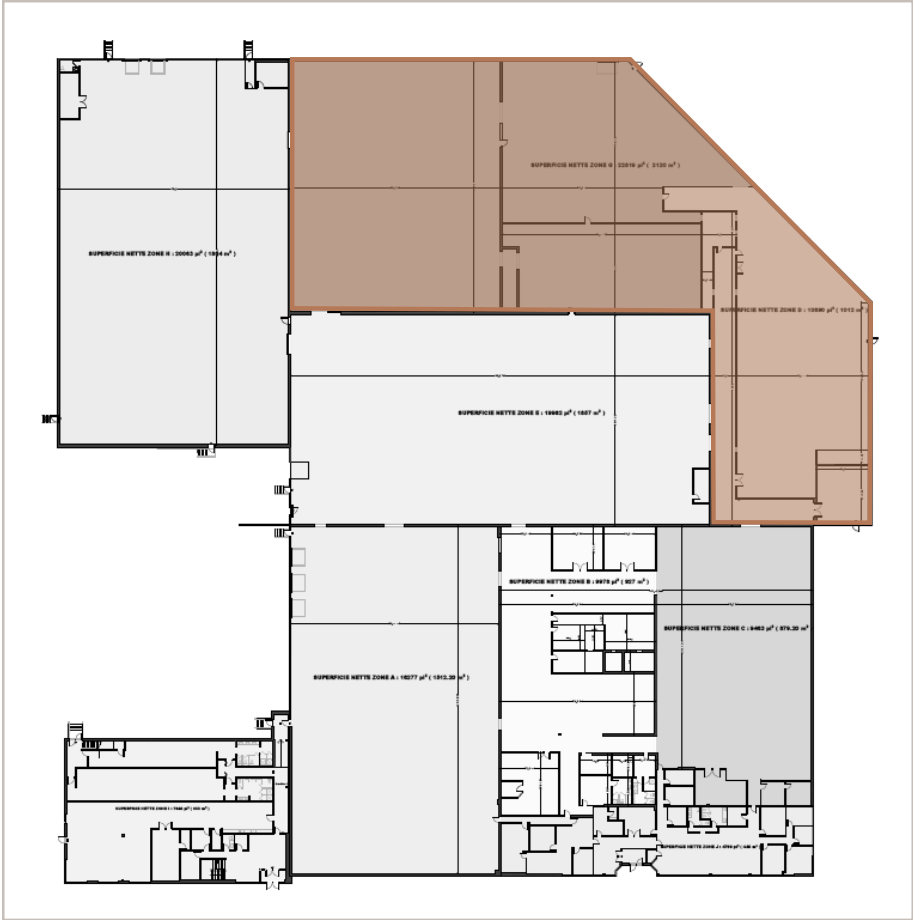
Truck-level docks 3

Clear height 28' (20,063 sq. ft.)
15' (21,070 sq. ft.)

Truck-level docks 3

Floorplans | Industrial (cont'd)

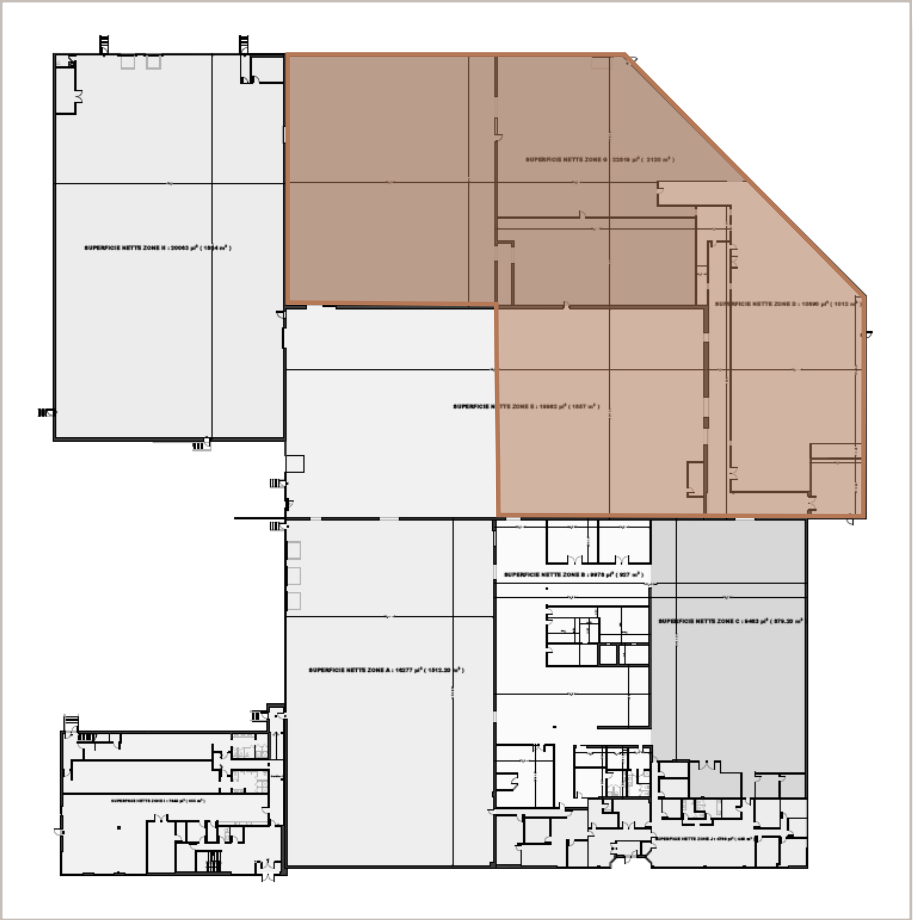
Option 3 | 35,048 sq. ft.



Clear height 24' (~27,000 sq. ft.)
 15' (~8,000 sq. ft.)

Drive-in door 1

Option 4 | 45,330 sq. ft.

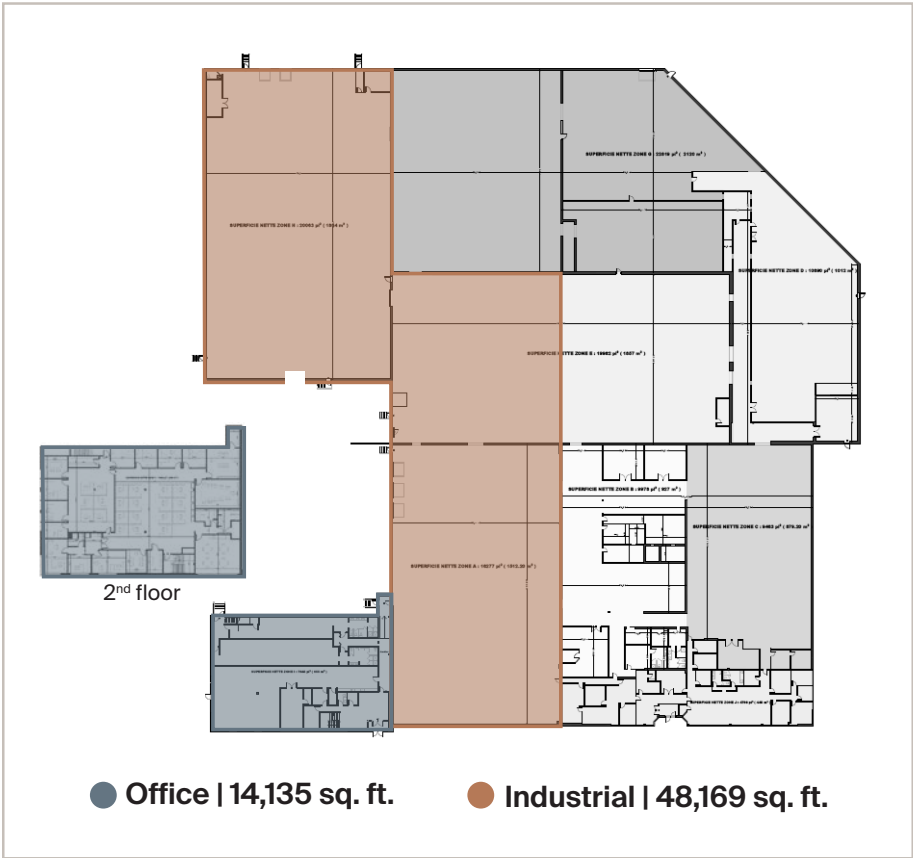


Clear height 24' (~27,000 sq. ft.)
 15' (~18,000 sq. ft.)

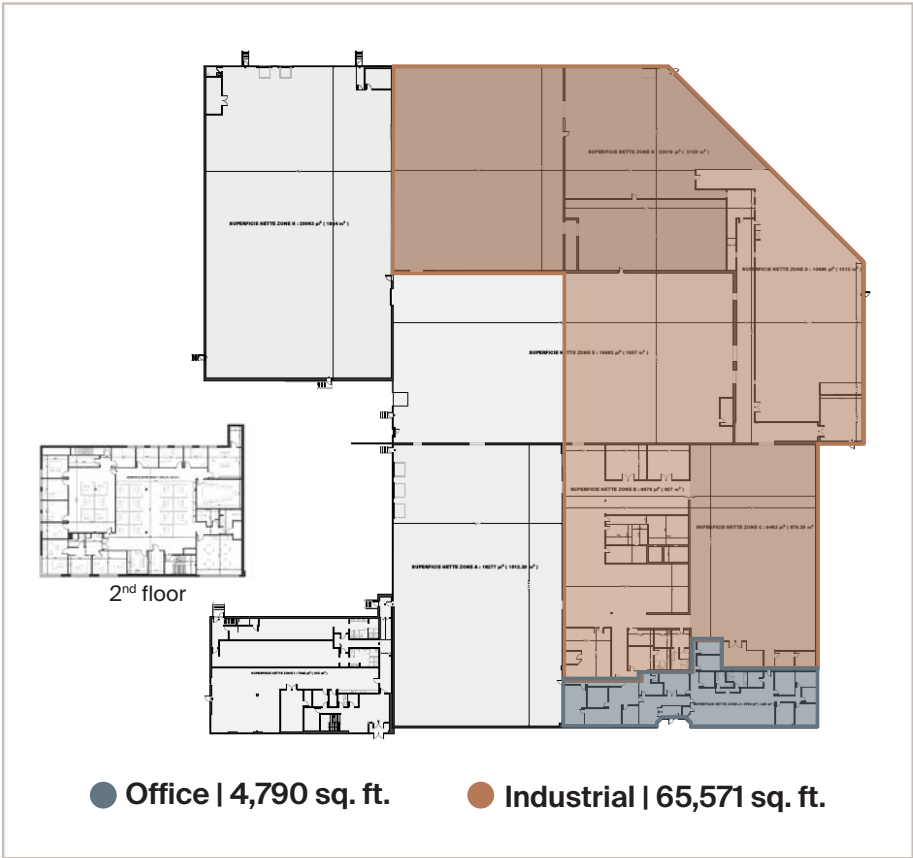
Drive-in door 1

Floorplans | Industrial & Office

Option 1 | 62,304 sq. ft.



Option 2 | 70,361 sq. ft.

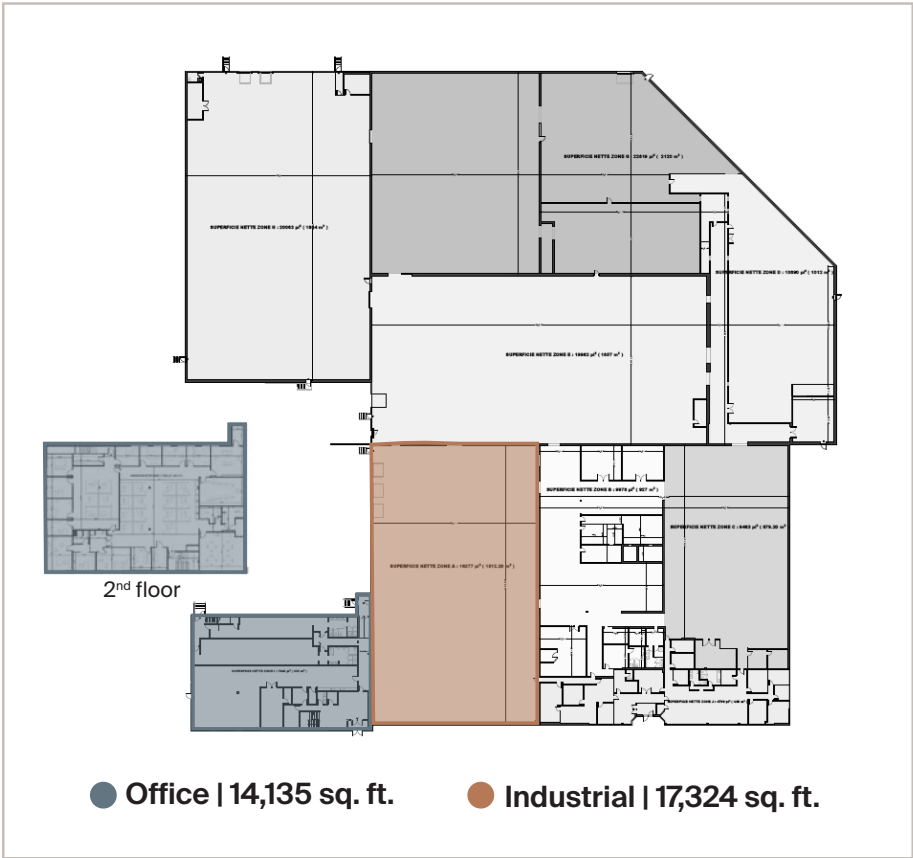


Industrial clear height	28' (20,063 sq. ft.) 15' (28,106 sq. ft.)
Truck-level docks	8

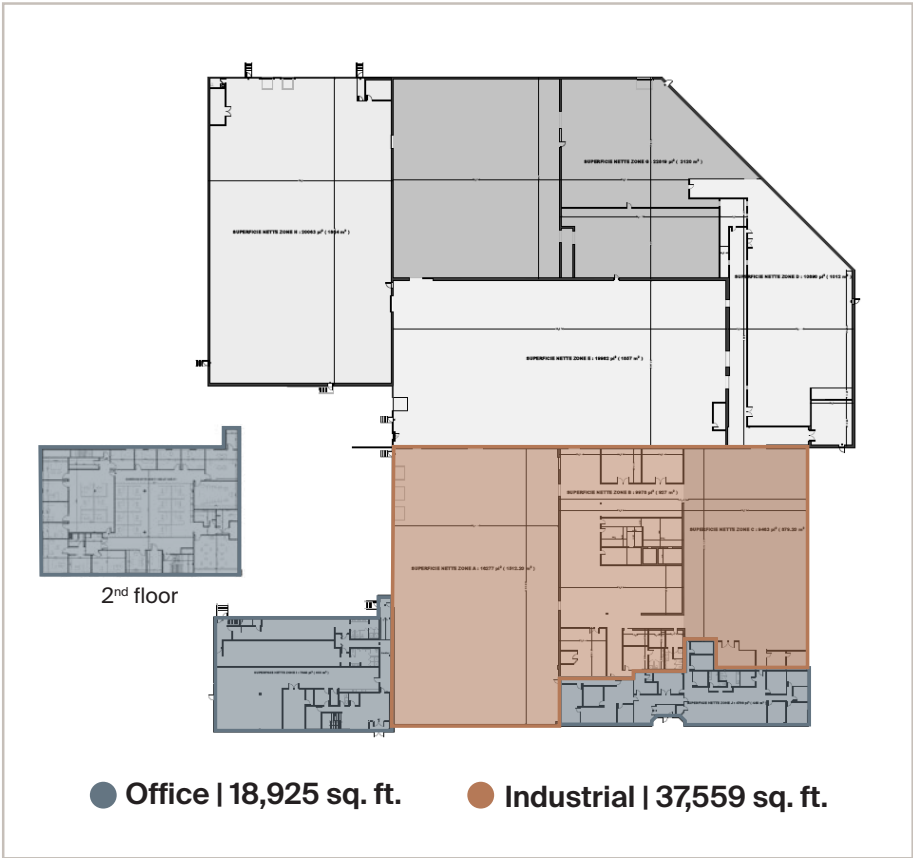
Industrial clear height	24' (~27,000 sq. ft.) 15' (~39,000 sq. ft.)
Drive-in door	1

Floorplans | Industrial & Office (cont'd)

Option 3 | 31,459 sq. ft.



Option 4 | 56,484 sq. ft.

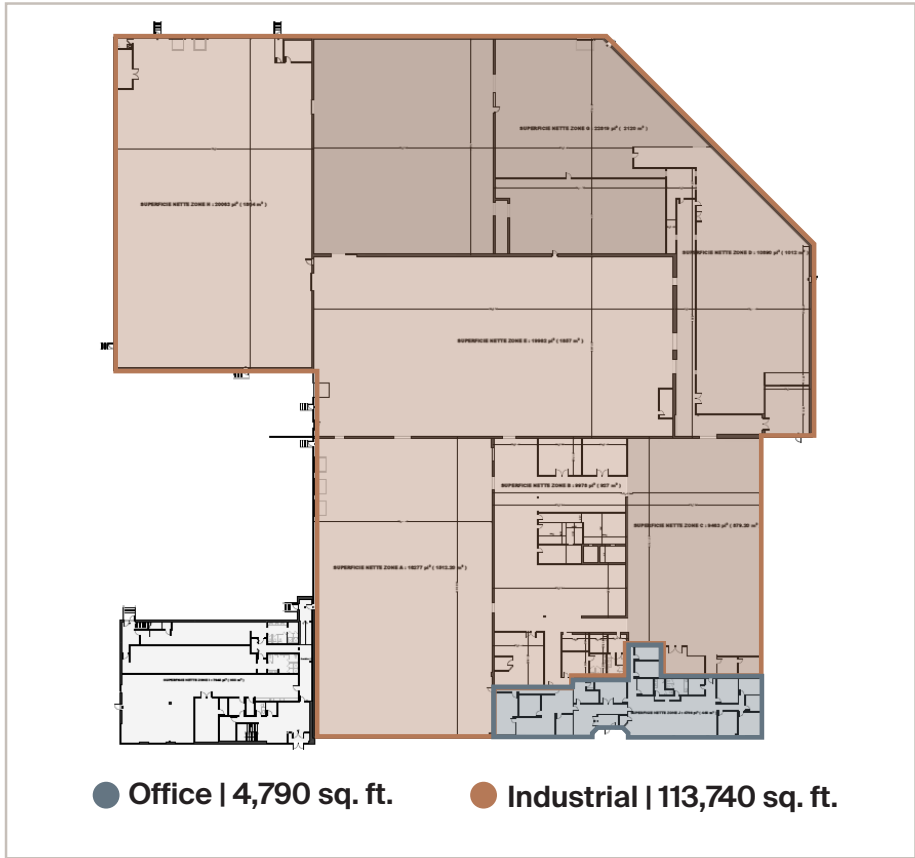


Industrial clear height	15'
Truck-level docks	5

Industrial clear height	15'
Truck-level docks	5

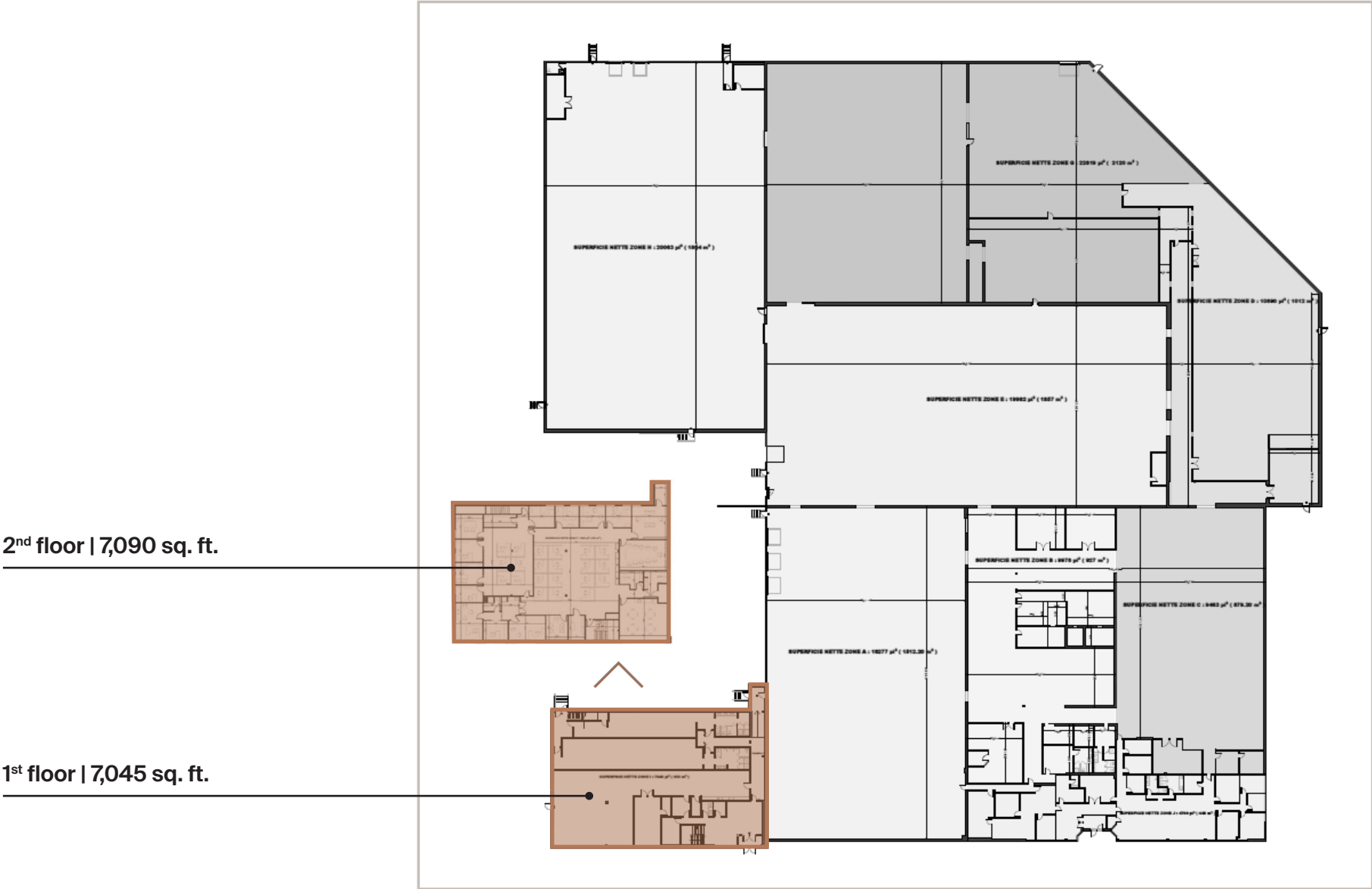
Floorplans | Industrial & Office (cont'd)

Option 5 | 118,530 sq. ft.



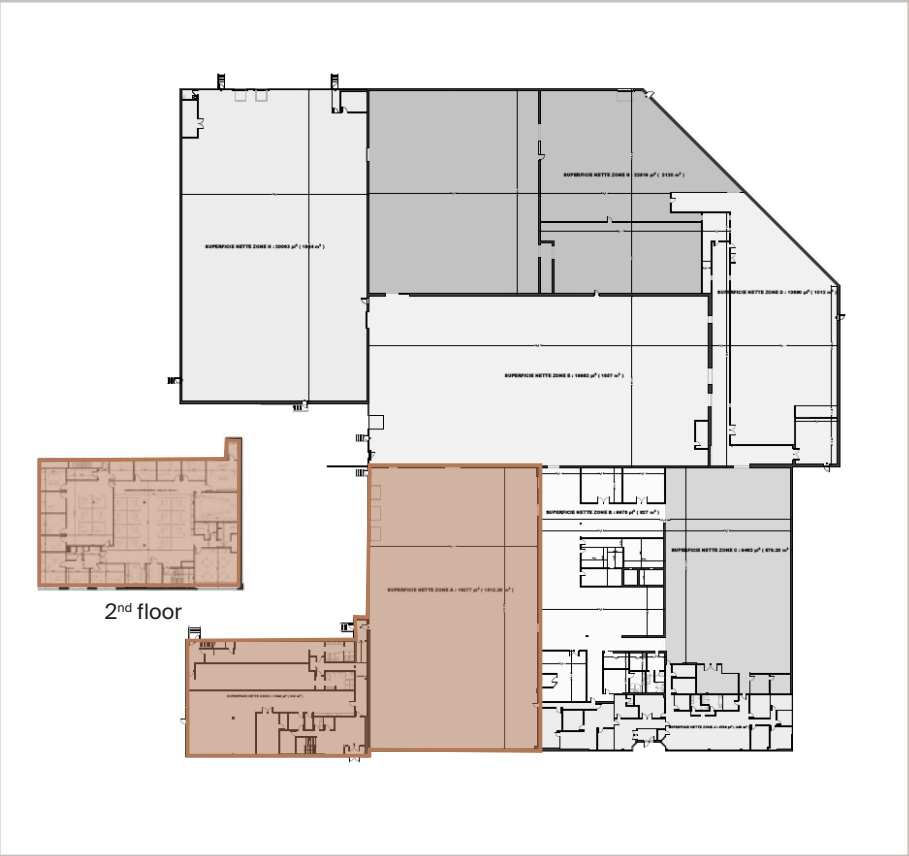
Industrial clear height	28' (~20,000 sq. ft.) 24' (~27,000 sq. ft.) 15' (~66,700 sq. ft.)
Drive-in door	1
Truck-level docks	8

Floorplan | Office | 14,135 sq. ft.

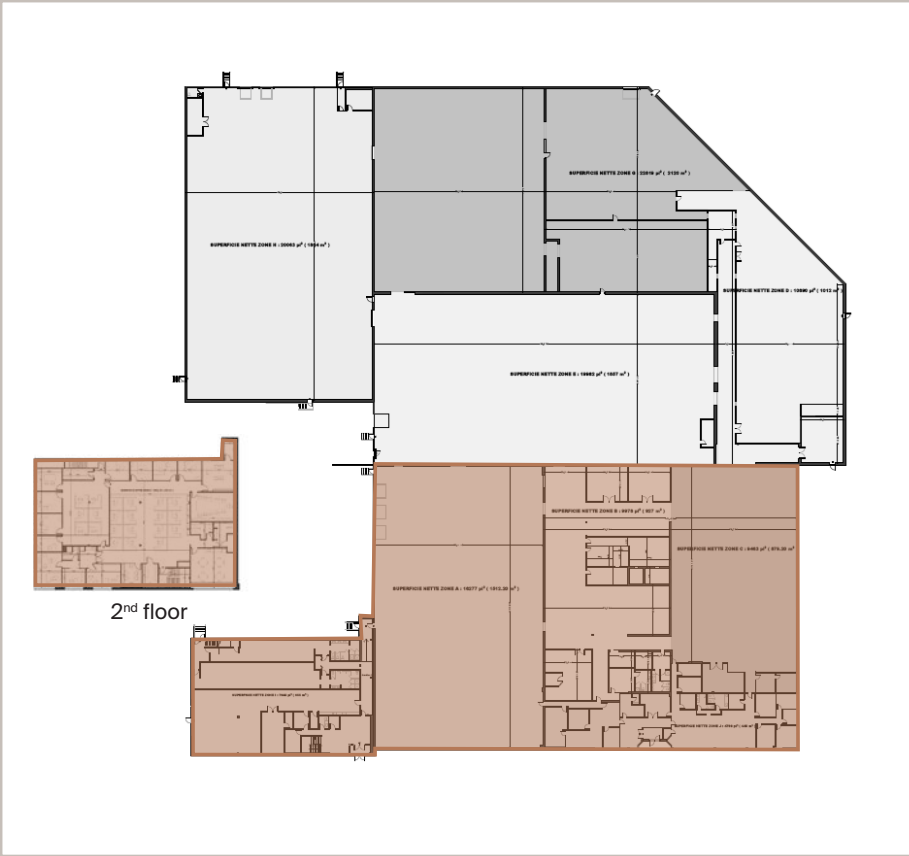


Floorplans | Retail

Option 1 | 31,459 sq. ft.



Option 2 | 56,484 sq. ft.



With frontage on Highway 15, 3695 des Laurentides provides *exceptional brand visibility* and accessibility.



FRONTAGE WITH
HIGH VISIBILITY
FROM HIGHWAY 15



DAILY TRAFFIC COUNT
OF ~143,000 VEHICLES*
ON HIGHWAY 15



IN PROXIMITY TO AMENITIES
10-minute drive to several amenities
including restaurants, shopping
malls, hotels & more.



*AADT (Annual Average Daily Traffic) for 2024. Source: [Données Québec](#).



Let us help you build
the environment that
fits your vision.

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ANNEX

Certain photos in this brochure, as identified, are virtually staged. Digital renderings are for illustrative purposes only and may not accurately represent exact dimensions, proportions, or conditions of the space. The photos in this Annex reflect the current condition of the space.



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