



For Sublease

283 Sir-Wilfrid-Laurier Boulevard, Saint-Basile-le-Grand | QC

± 17,005 SF industrial space available immediately in a commercial sector near the Saint-Basile-le-Grand train station



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# Highlights



Easily accessible  
from Route 116



Excellent  
visibility



High  
ceilings



Interior and exterior  
camera system



Signs on facade and  
pylon

# Space Features

## Areas

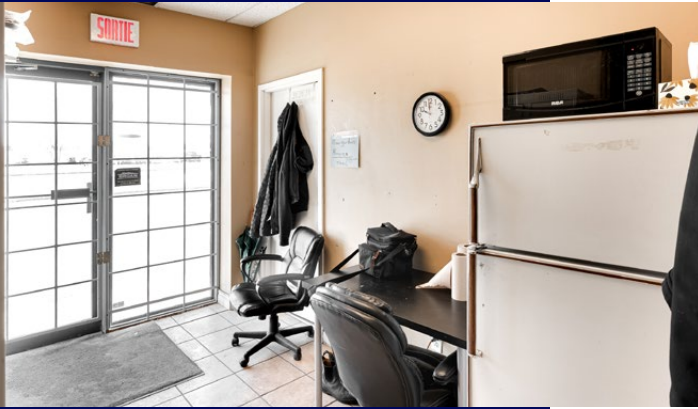
Office area	± 756 SF* * Possibility of renting ± 1,970 SF of additional office space
Warehouse area	± 16,249 SF
Total available area	± 17,005 SF

## Technical Specifications

Number of floors	1
Clear height	± 23'
Column spacing	± 29' x ± 29'
Shipping	1 common drive-in door (8' x 12') 2 common truck-level doors with levelers (8' x 10')
Electric entry	200 A   600 V
Parking	± 20 common stalls (charging stations available)
Zoning	102-C   Industrial* and commercial * Acquired right  Permitted use : Arterial trade Local retail Professional and specialized services Accommodation and food services Entertainment and indoor recreational activities
Availability	<b>Immediate</b>
Term expiry	<b>Decembre 31<sup>st</sup> 2033</b>
Gross rental rate	<b>Contact the brokers</b>



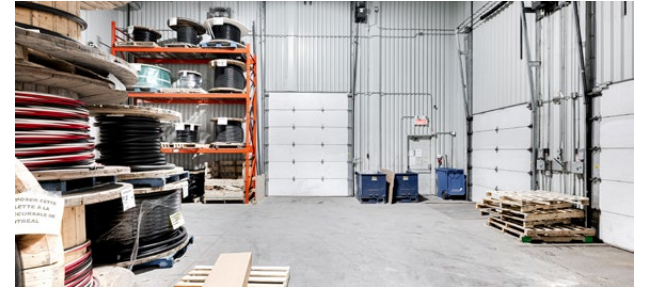
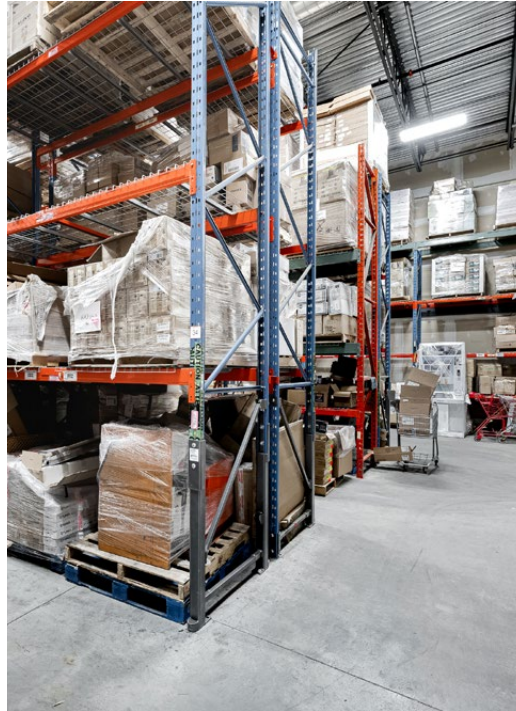
# Office Space Pictures



## Office space description

- 1 closed office
- 2 storage rooms



# Warehouse Pictures

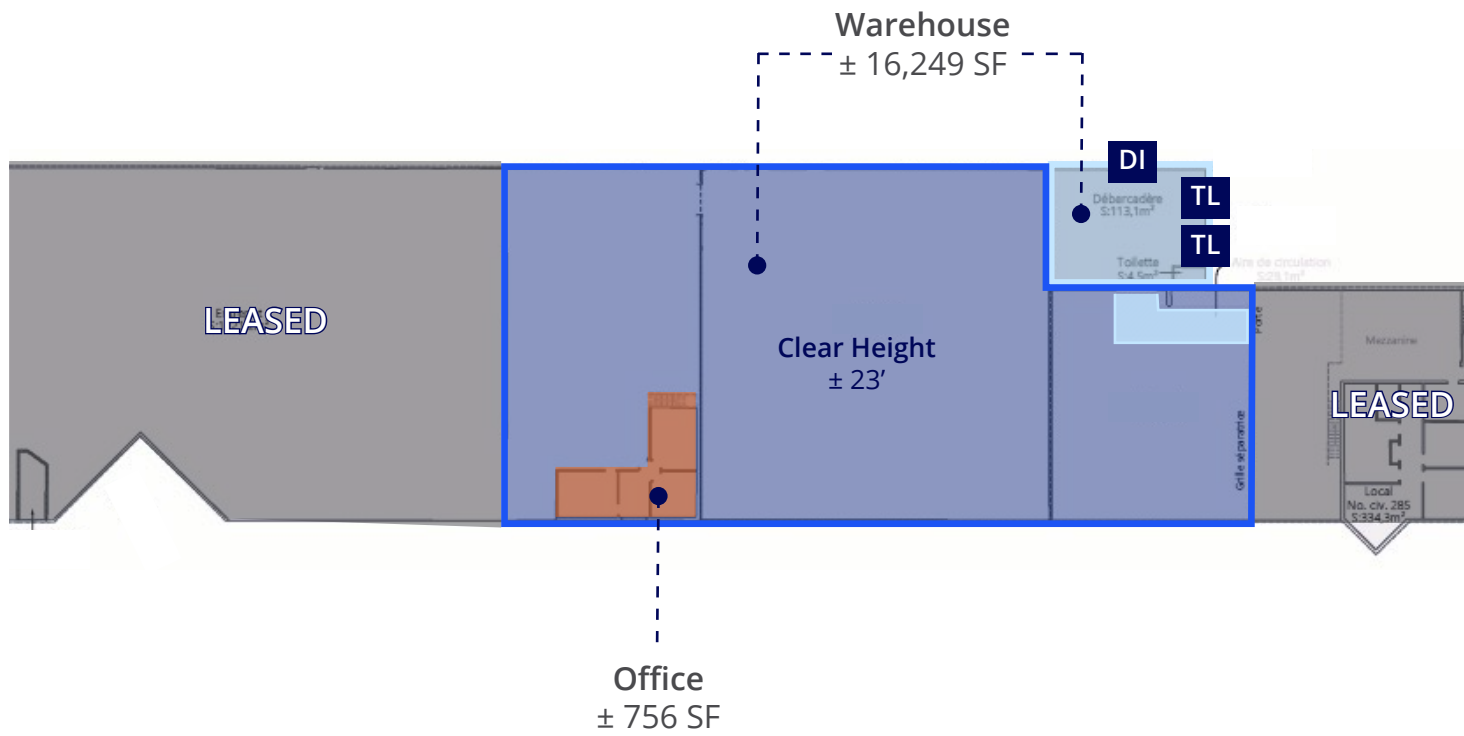


# Space Plan



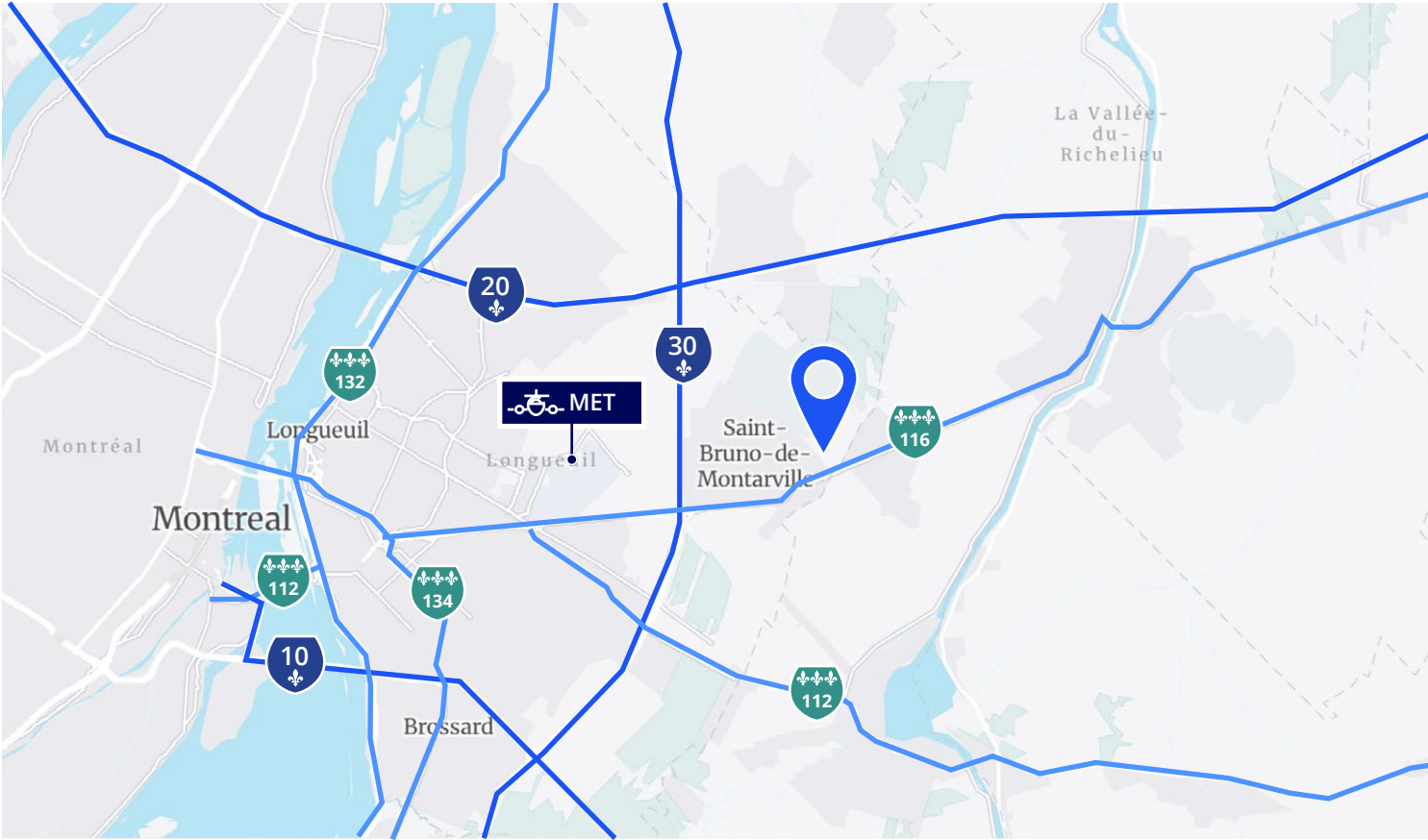
-  Warehouse space
-  Office space
-  Common space

-  DI 1 drive-in door
-  TL 2 truck-level doors



du Millénaire Boulevard

# Location



**Longueuil**  
10 minutes



**Montreal Metropolitan  
Airport**  
12 minutes



**Montréal**  
24 minutes



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