

9400 Saint-Laurent

9400 Boul St-Laurent Montréal Québec Canada



LOCATION



SPACE

Unit	Area (sf) (Div Contig)	Rate (psf/yr)	Availability	Loading	Power	Ceiling	Notes
600	17,580	Negotiable	Immediate				
601	27,795	Negotiable	Immediate				
300	19,921	Negotiable	Immediate				
9380	5,810	Negotiable	Immediate				
Store Front	3,888	Negotiable	Immediate				Storefront with excellent visibility on Boul. Saint-Laurent. Call for Rates.
Operating Costs: \$1.88 (psf/yr)			Realty Tax: \$0.94 (psf/yr)		Total Additional Rent: \$2.82 (psf/yr)		

Leasing Contact

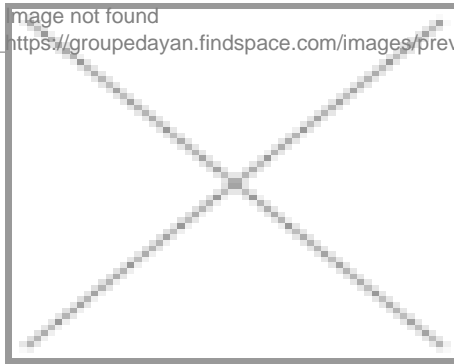
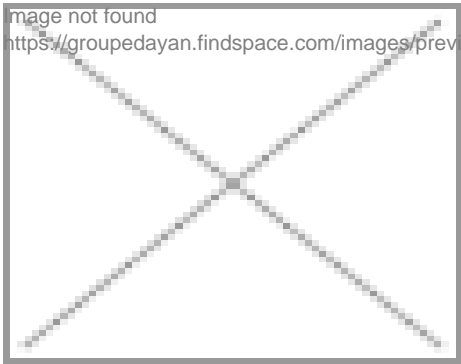
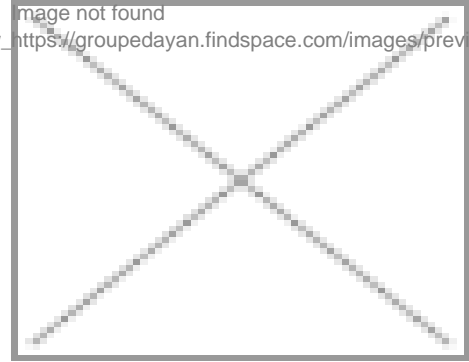
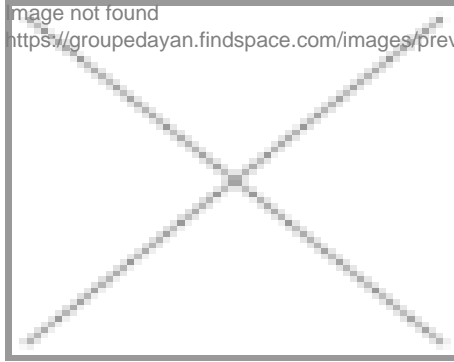
Glen Rotchin
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PROPERTY DESCRIPTION

Located near Chabanel Street and benefiting from the economic activity generated by the businesses there, 9400 Saint-Laurent offers a commercial ground floor large and large durable upper floor spaces that can be fully customized to meet the requirements of any company. The building is home to the well-known company Rudsak, a Quebec leader in fashion, accessories and shoes.



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Gestion immobilière Montréal • Groupe Dayan | February 2021

SPECS

Tenant Cost					
Posted Net Rate		Realty Tax	\$0.94 (psf/yr)	Utilities	
Operating Costs	\$1.88 (psf/yr)	Other		Additional Rent Total	\$2.82 (psf/yr)
Site Description					
Year Built	1962	Building Zoned	Commercial	Average Office % Area	
Number of Buildings		Number of Units			
Certification					
Building Size					
Total Space	293,000 sf	Warehouse Size			
Industrial					
Total Industrial Space	293,000 sf	Available Industrial Space			
Office					
Total Office Space		Available Office Space			
Technical Specification					
Ceiling Height	11'6"	Maximum Door Height		Building Plan	none
Shipping Doors (Drive In)	5	Shipping Doors (Dock)	5	Rail Loading	none
Marshalling Area		Dolly Pad		Outside Storage	none
Storage Description					
Construction					
Available Electrical (Volts)		Available Electrical (Amps)		Heating	
Power		Exterior Finish			
Safety & Parking					
Sprinkler System	True	Total Parking Stalls			
Parking Description					
Interior and exterior					

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