



### Building Information

Building Size:	106,517 sf
Sprinkler System:	Yes
Clear Height:	18'
Dock-high Door(s):	3
Maximum Door Height:	10'

## 5000 Fairway Street & 1645 50th Avenue

5000 Fairway & 1645 50th Avenue, Lachine, Quebec H8T 2V5

### Building Description

One storey multi-tenant industrial building in Lachine with good shipping and ample parking - The building has abundant fenestration and has recently been renovated - There is an elevator for the offices, lots of parking and public transit at the door - Building well located, close to highways 520, 13 and 20 - Public transportation (bus #196 to Metro Station Cote-Vertu), close to Montreal International Trudeau Airport

### Amenities

- Resto Panini
- Tim Hortons
- Ozor Bros Transport
- Restaurant Focaccio
- Car Rentals



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<b>General</b>	<b>Year Built</b> 1978	<b>Building Zoned</b> Industrial	
<b>Tenant Cost</b>	<b>Net Rent</b> \$ 15.00 /sf		
	<b>Description</b> \$12.00 gross + utilities		
<b>Site Description</b>	<b>Average Office % Area</b> 20 %	<b>Number of Building(s)</b> 1	<b>Number of Unit(s)</b> 10
<b>Building Size</b>	<b>Number of Floor(s)</b> 2	<b>Site Coverage</b> 44	<b>Total Acreage</b> 5.5 acres
	<b>Total Industrial Space</b> 89,684 sf	<b>Total Office Space</b> 16,833 sf	<b>Total Space</b> 106,517 sf
	<b>Available Industrial Space</b> 23,845 sf	<b>Available Office Space</b> 9,334 sf	<b>Total Available Space</b> 33,179 sf
	<b>Total Occupied Space</b> 55,979 sf		
<b>Technical Specifications</b>	<b>Clear Height</b> 18'	<b>Maximum Door Height</b> 10'	<b>Dock-high Door(s)</b> 3
	<b>Rail Loading</b> Yes		
<b>Construction</b>	<b>Available Electrical (Volts)</b> 600 V	<b>Available Electrical (Amps)</b> 800 A	
<b>Safety &amp; Access</b>	<b>Sprinkler System</b> Yes		
<b>Parking</b>	<b>Surface Stall(s)</b> 53	<b>Total Parking Stalls</b> 53	