

# FOR LEASE

6265 De La  
Côte-de-Liesse Road  
Montréal (Québec)



±51,000 SF OF WAREHOUSE & OFFICE SPACE  
STRATEGICALLY LOCATED FACING HIGHWAY 520

# Space Overview

Prime warehouse space strategically situated in Saint-Laurent with exceptional access to Highway 13, 40 and 520 and in close proximity to the Montreal-Trudeau International Airport.

The Property offers Incoming tenants with multiple warehouse configuration options for lease ranging from 6,500 to 19,500 SF. The property also features up to 20,000 square feet of office space spread across two floors in the building's front section, adaptable to tenant requirements.



## Industrial Space

<b>Available Area</b>	6,500 SF and 19,500 SF (non-contiguous)
<b>Clear Height</b>	16' to 18'
<b>Available Doors</b>	2 Drive-In/ 6 Loading Docks
<b>Asking Net Rent</b>	Contact brokers
<b>Add'l Rent</b>	\$3.75/SF
<b>Occupancy Date</b>	Immediate

## Office space

<b>Available Area</b>	5,000 to 20,000 SF
<b>Number of floors</b>	2
<b>Available area - Ground floor</b>	10,000 SF
<b>Available area - 2<sup>nd</sup> floor</b>	10,000 SF
<b>Asking Net Rent</b>	Contact brokers
<b>Add'l Rent</b>	\$3.75/SF
<b>Availability</b>	Immediate



**P**  
Employee parking available

  
Great access to Highways 13, 40, 520

  
Demisable space to accommodate tenant needs

# Space Plan

The Property can be easily subdivided into several layout options, as per operational requirement.

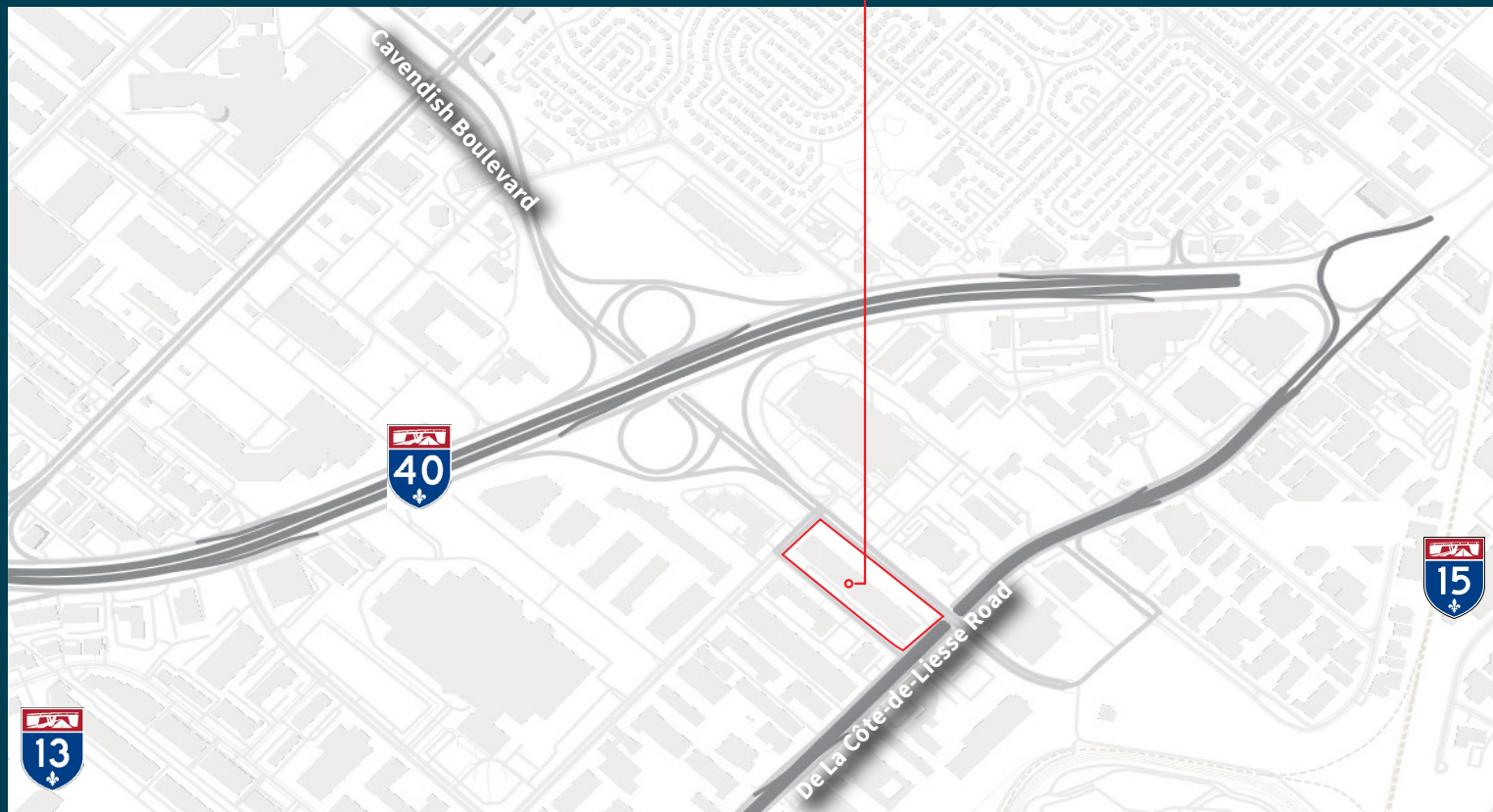


- Loading dock(s)
- Drive-in door(s)



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For more information, please contact:

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