



202 rue Saint-Zotique 0

Montreal



Industrial and Commercial Spaces For Lease

Up to ± 66,000 SF



Rare Clear Height in a Centralized Area: Opportunity to rent a functional space with modern clear heights

Unparalleled access to all Amenities: including Jean-Talon market, Marché Central and Parc Metro

Operational Stability: Rare opportunity to secure an asset in a heavily sought after mixed-use commercial sector surrounded by a densified residential area.

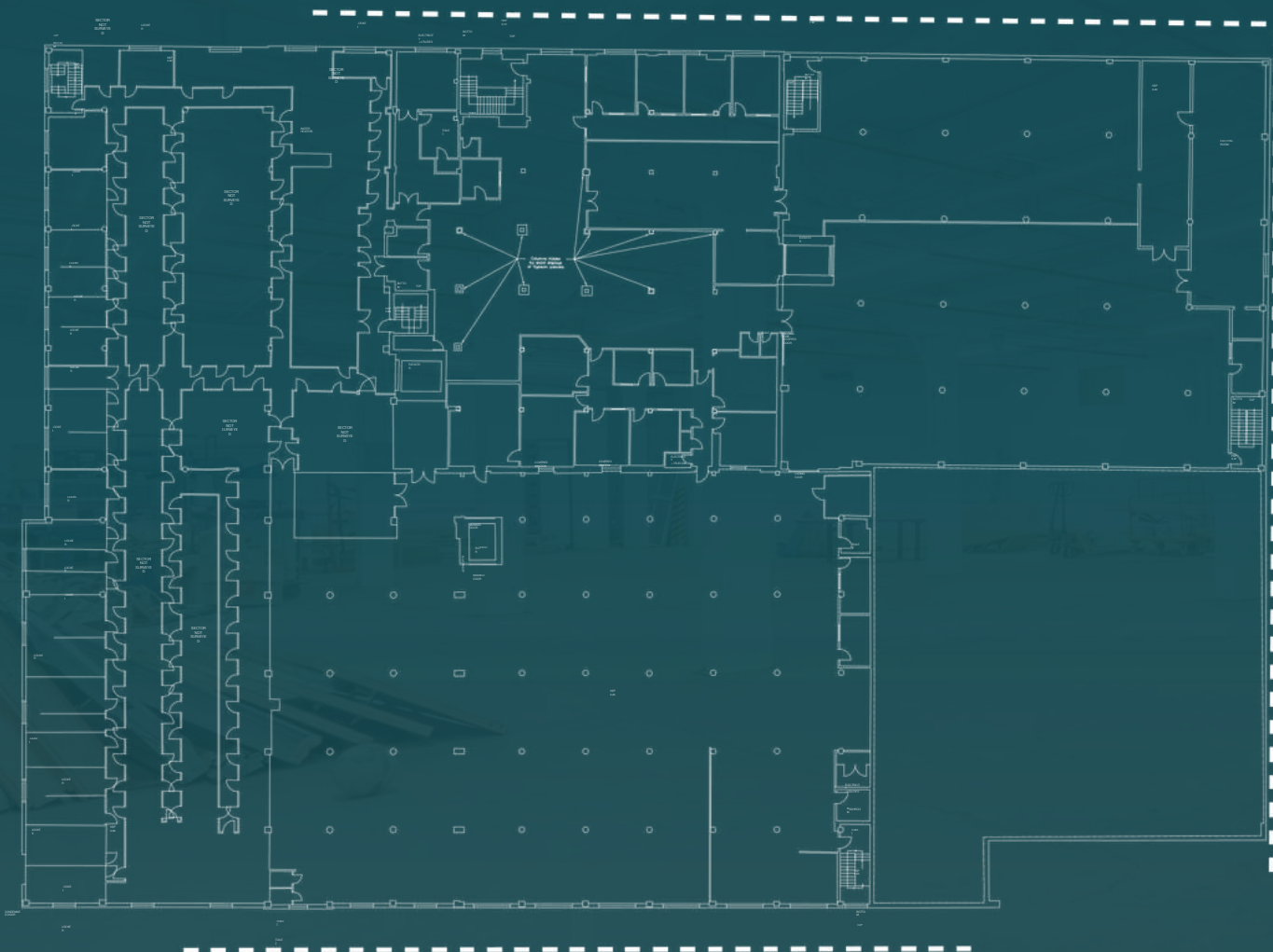
Flexibility: The space can accommodate a wide range of tenant types and sizes

GROUND FLOOR

Available Area	± 26,000 SF
Interior Dock Level Doors	4
Drive-in Doors	1
Clear-Height	18'-20'
Parking	Exterior Parking Available

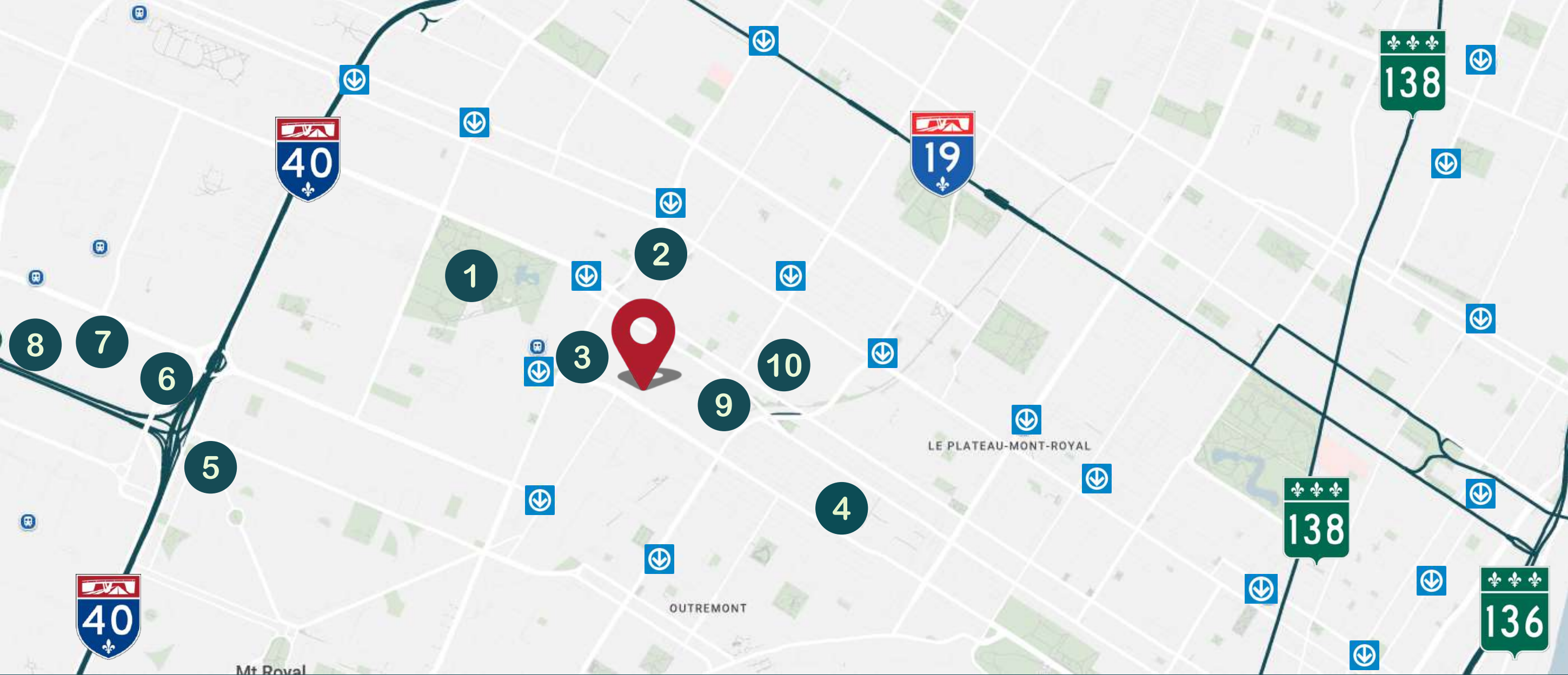


SECOND FLOOR

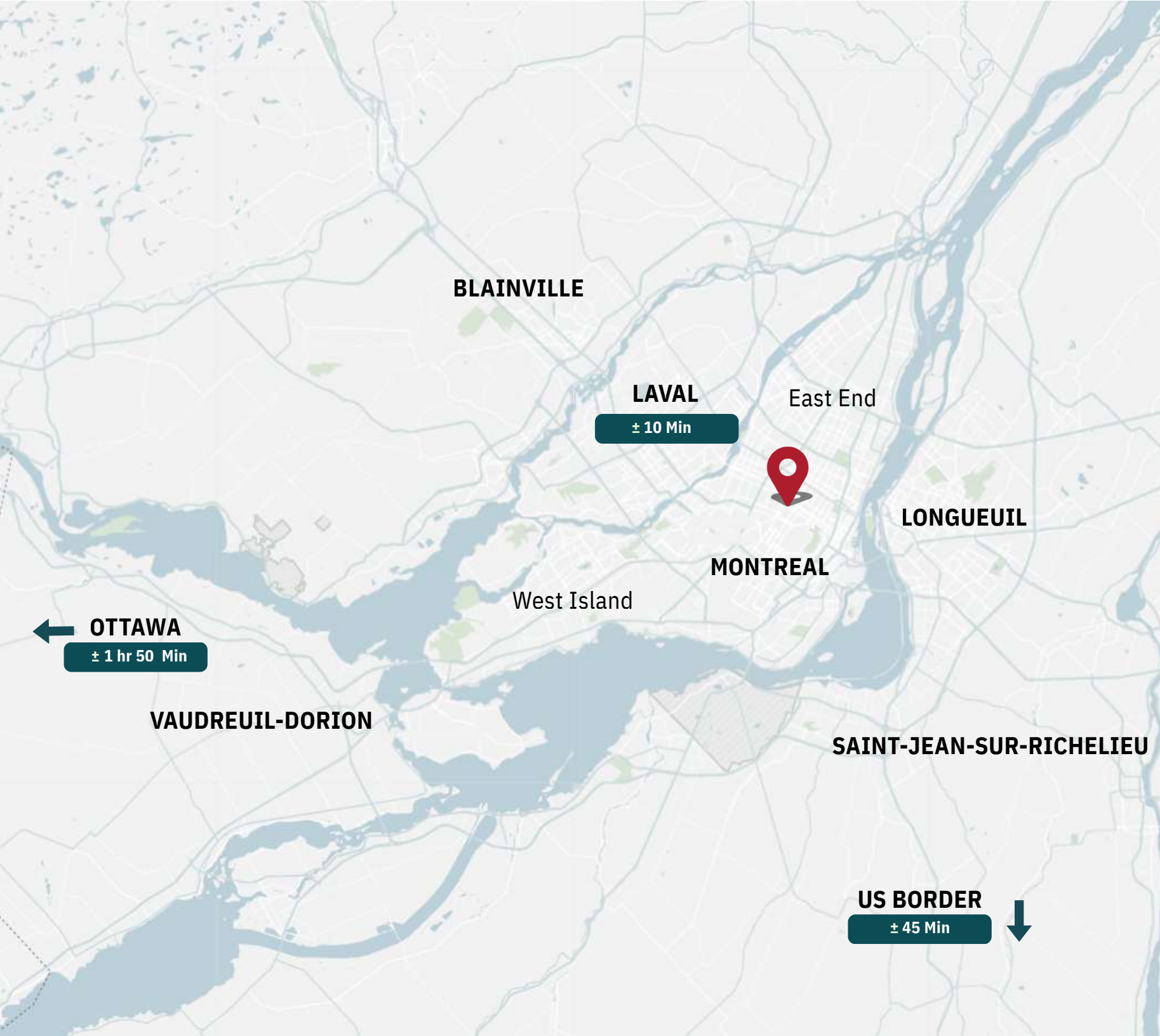


Available Area	± 40,000 SF
Clear-Height	12'
Interior Dock Level Doors	4
Freight Elevators	Yes
Parking	Exterior Parking Available





1	Jarry Parc	2	Jean Talon Market	3	Maxi	4	St-Viateur Bagel	5	Centre Rockland
6	Walmart	7	Marché Central	8	Costco	9	Home Depot	10	Canadian Tire



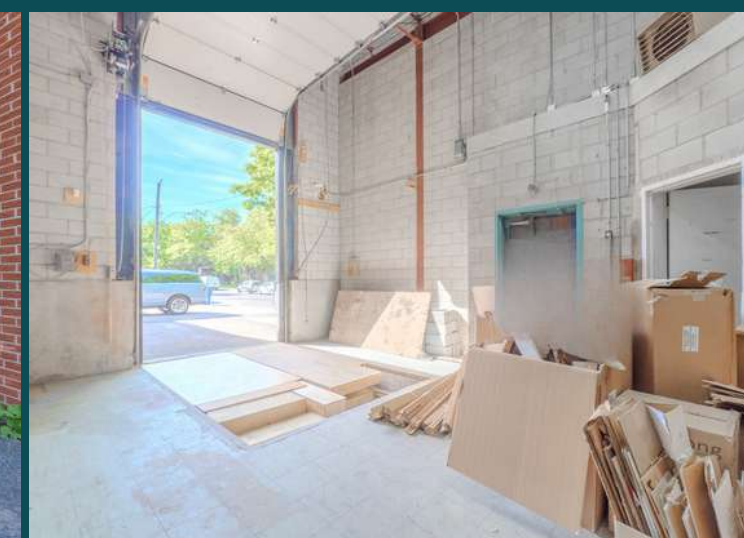
Driving Times

Parc Metro and Train Station	± 2 Min
Canora REM Station	± 5 Min
Centre Rockland	± 8 Min
Downtown Montréal	± 15 Min
Montréal-Trudeau International Airport	± 18 Min



Bus Times

# 80	Every ± 5-10 Min
# 55	Every ± 7-10 Min



CONTACT



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