

FOR LEASE

800 & 808
Deslauriers Street
Saint-Laurent (Québec)



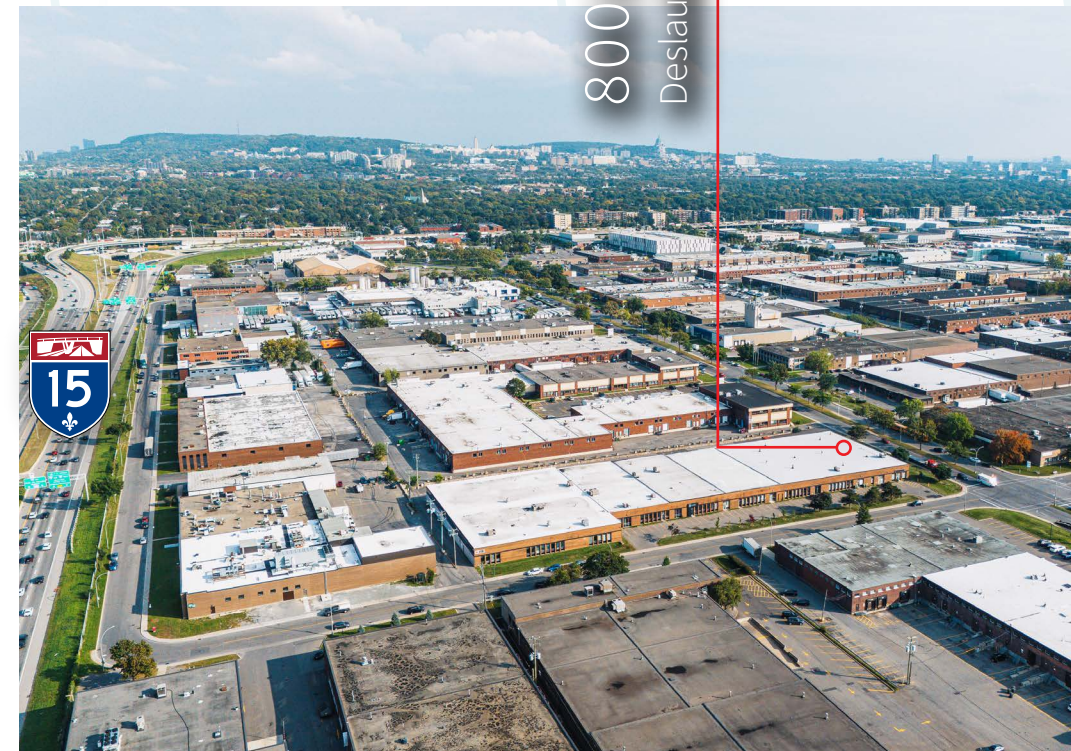
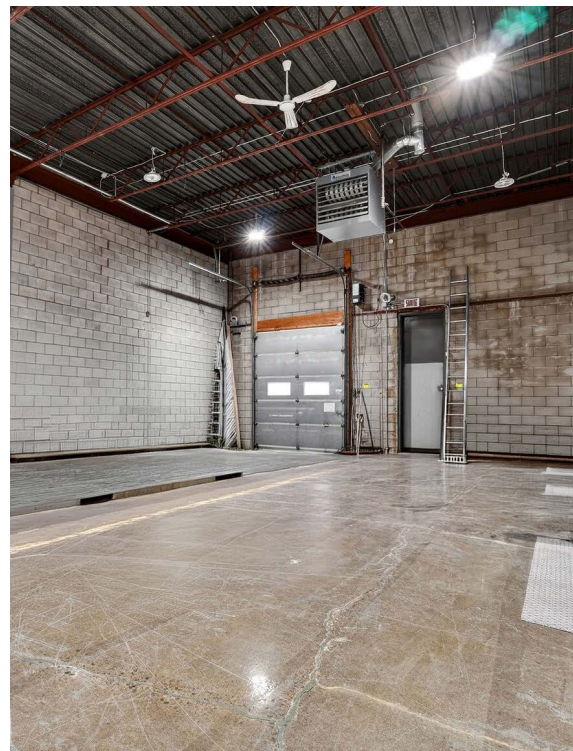
INDUSTRIAL SMALL-BAY SUITES WITH PRIME HIGHWAY
ACCESS STRATEGICALLY LOCATED IN SAINT-LAURENT

Space Overview

Functional industrial space designed for efficient storage and distribution operations in Saint-Laurent, one of Montreal's most sought-after industrial nodes.

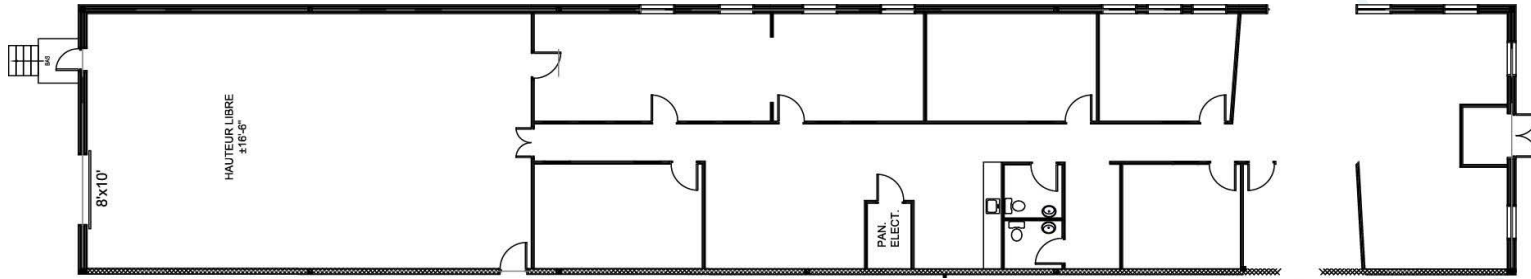
Strategically located to offer exceptional connectivity to major highway networks and unparalleled proximity to YUL Montréal-Trudeau International Airport, in addition to accessibility numerous amenities located in the vicinity.

Available Area	4,810 SF - Suite 800 4,810 SF - Suite 808
Clear Height	16'
Available Door	1 Loading Dock in each suite
Column Span	28' x 30'
Occupancy Date	Immediate
Lot Number	2 189 491
Asking Net Rent	\$14.00 PSF - Suite 800 \$12.50 PSF - Suite 808
Add'l Rent	\$5.25 PSF
Zoning	18-028 (Wholesale trade, Manufacturing, Transportation and construction, Chemical petroleum products)



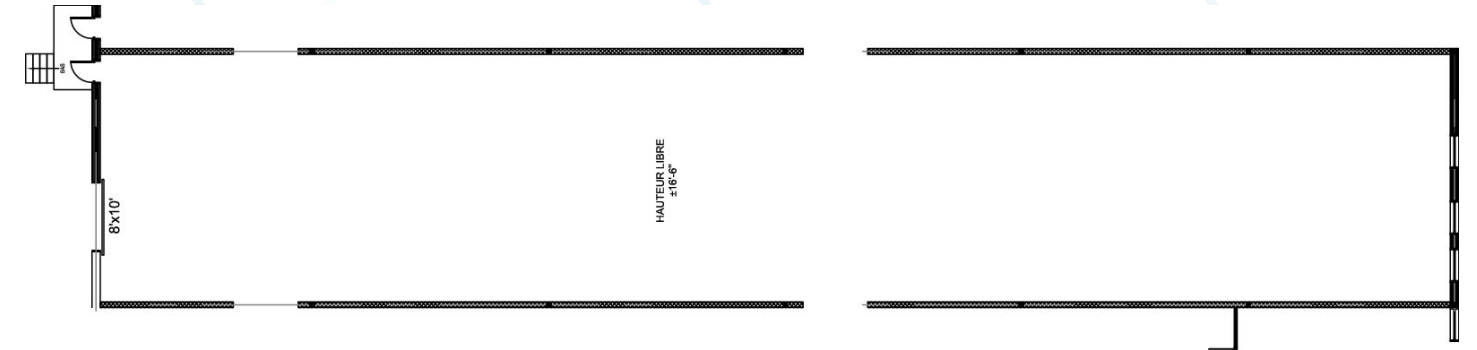
- Walking distance to REM Côte-de-Liesse Station
- Access to major highways & YUL International Airport
- Small-bay space with flexible zoning

SUITE 800



Suite 800 - Premium corner unit featuring exceptional natural light and prime signage visibility on Deslauriers street and Lebeau Boulevard for maximum brand exposure. The current configuration provides a 65% office-to-warehouse ratio, with full flexibility for incoming tenants to customize the layout to their specific operational requirements.

SUITE 808



Suite 808 - Vacant unit with 0% office ratio to maximize storage capacity and cost efficiency, making it particularly attractive to tenants who handle operations remotely or from separate office locations.



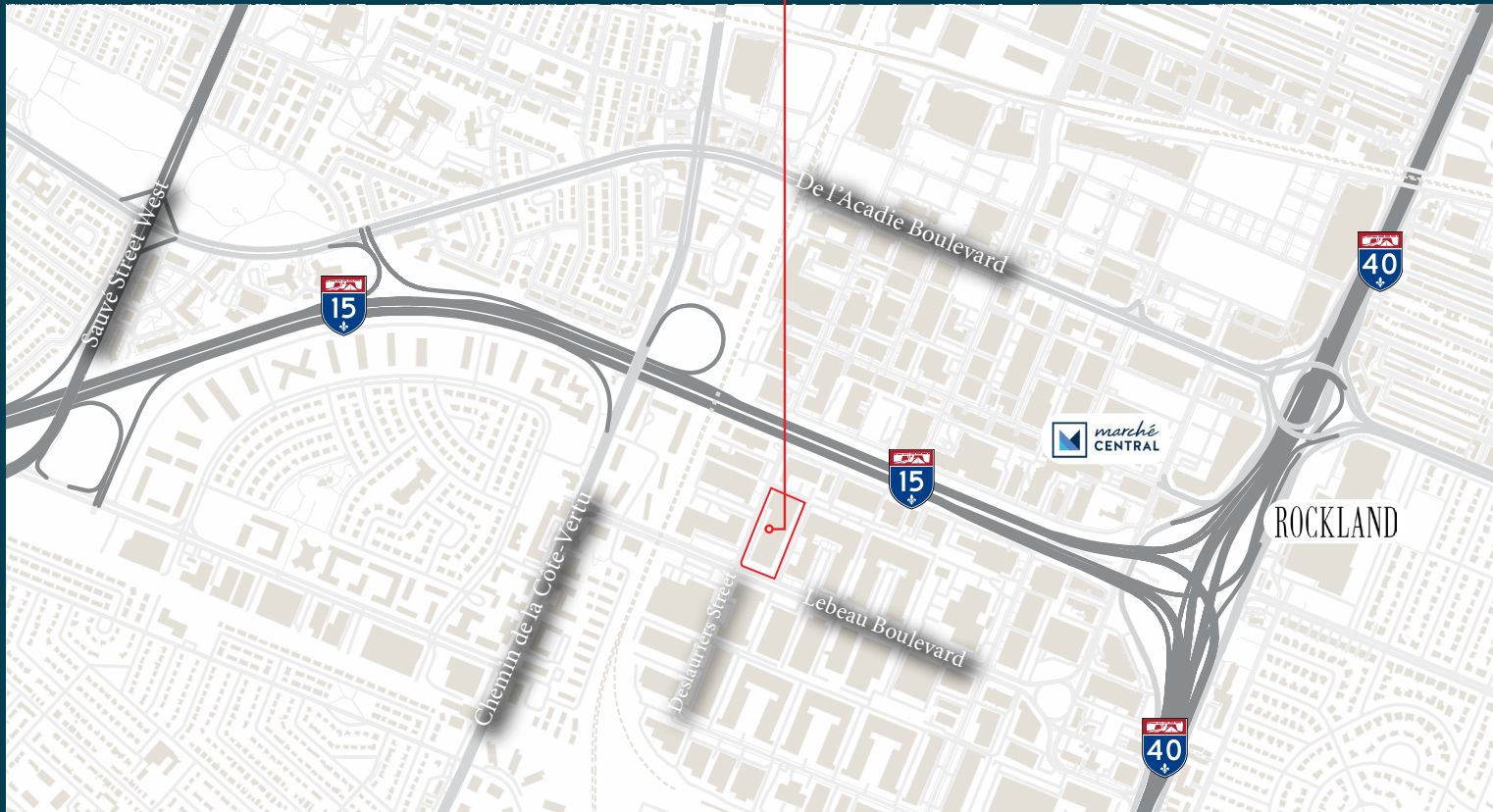
Building Layout

Suite 800

Suite 808



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