

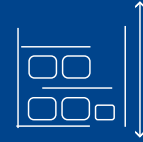


For Sublease

Industrial Space to Sublease near Highways 13 and 520

2150 32nd Avenue, Lachine | QC

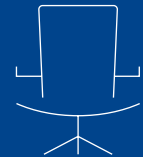
Featured Benefits



Clear height of 19'



3 truck level doors
1 drive-in door



±20 % of
office space



Sublease Expiry:
December 31st, 2026



Property Overview

Civic Address 2102-2150 32nd Avenue, suite 2150

Total Available Area ±13,347 SF

Warehouse Area ±10,345 SF

Office Area ±3,002 SF

Clear Height 19'

Shipping 3 truck level doors
1 drive-in door

Power 600 V, 100 A

Sprinklers Yes

Column Distance 24'4" x 29'4"

Heating Electrical / gas

Parking 97 exterior spaces (non-reserved)

Operating Expenses 5.67 \$/SF (est. 2026)

Sublease Expiry December 31st, 2026



Firewalls

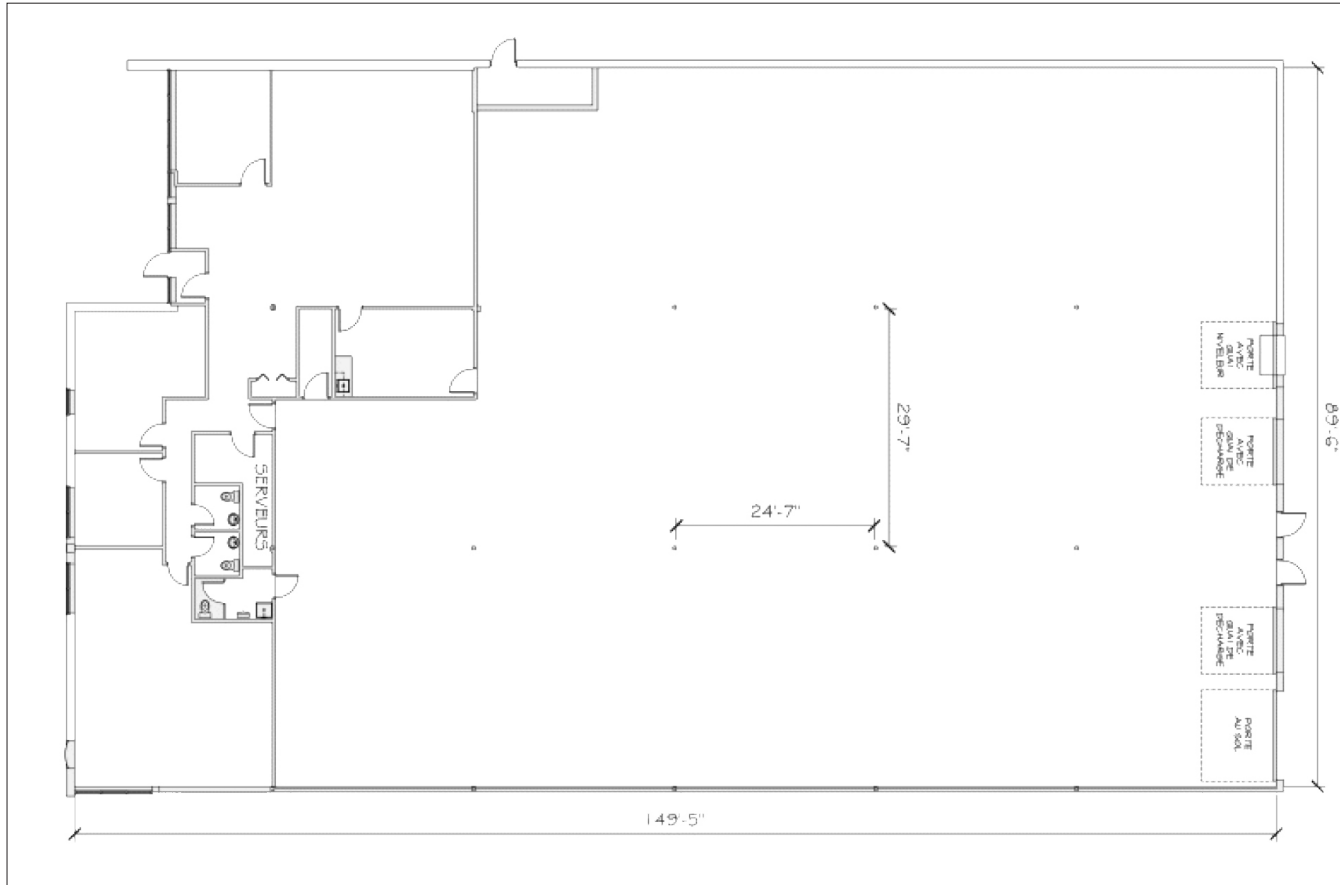
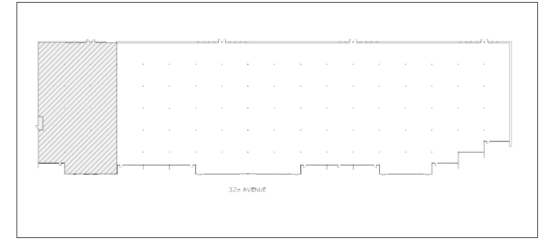


Built in 1984

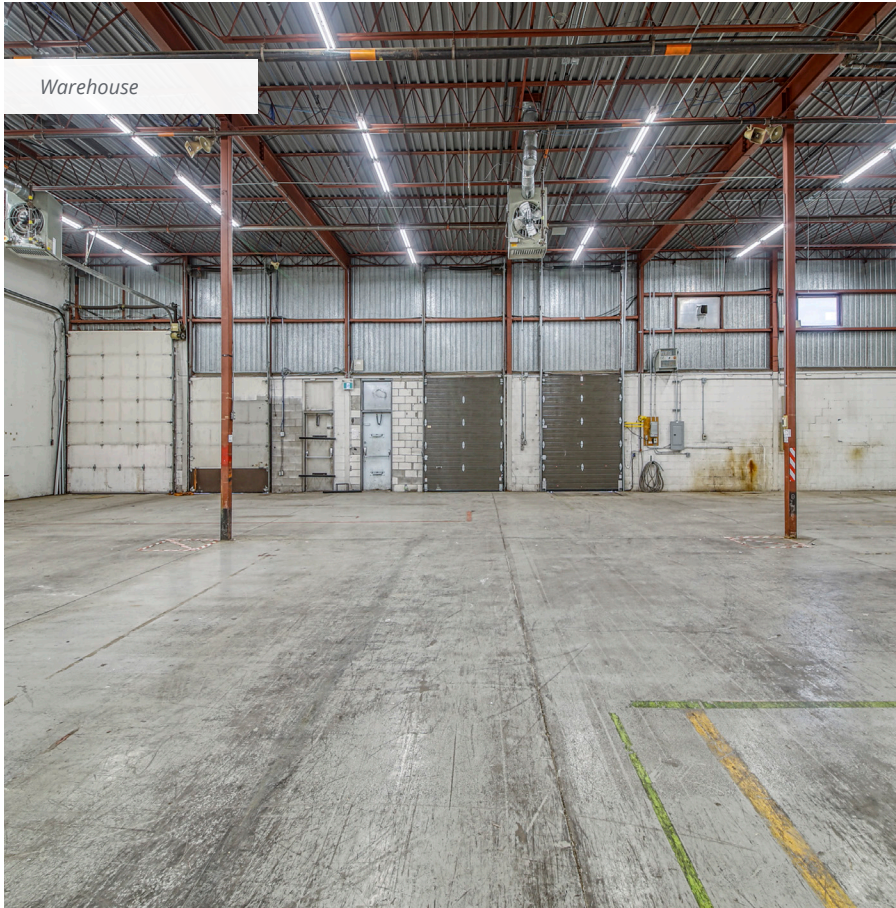


Available immediately





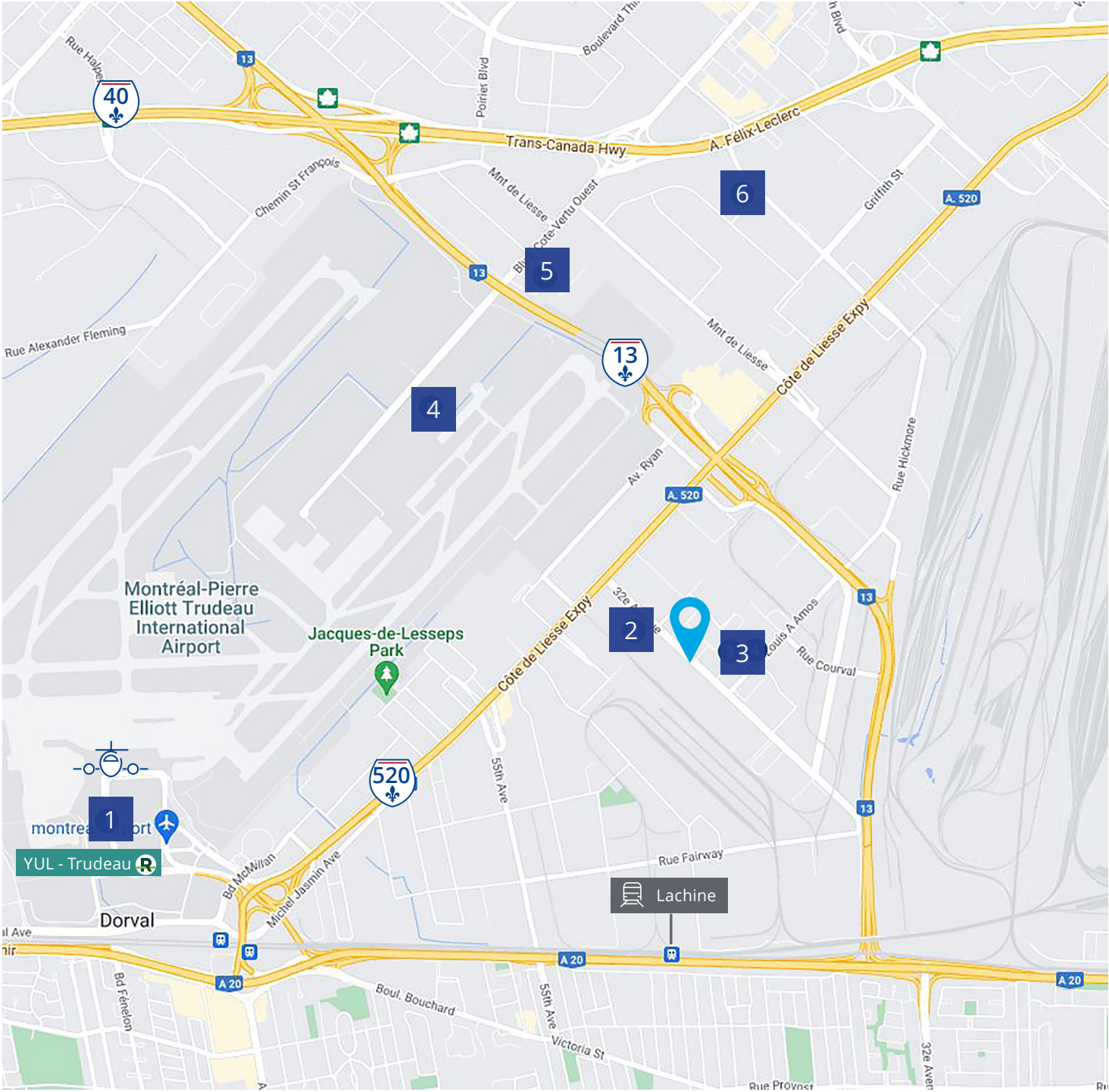
Floor Plan - suite 2150



Nearby Amenities

2150 32nd Avenue, Lachine

- 1 P.E.T. International Airport
- 2 Canpar Express
- 3 DHL Express Service Point
- 4 Bombardier Aerospace
- 5 Purolator
- 6 FedEx Service Centre





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