



± 4,414 SF

Small-Bay Industrial Space with **Great Accessibility** to Major Highways

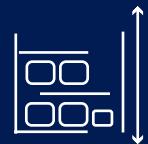
Available Now for Sublease

2864 Industriel Boulevard

Laval | QC

Accelerating success.

Key Highlights



Clear Height 18'



1 Loading Dock



Sublease Term
October 31st, 2028



Property Overview

Civic address	2854-2870 Industriel Boulevard, Laval
Year built	1975
Available Area	± 4,414 SF
Office Portion	± 30%
Sublease term	October 31 st , 2028
Additional rent	\$8.10/SF
Electricity	600 V, 100 Amps
Clear height	18'
Parking	Onsite, in front of the building
Zoning	Industrial, commercial, agricultural (I1, I2, I3, C1, C2, C5, E1, E2, A1)



Base rent:
Contact listing
broker



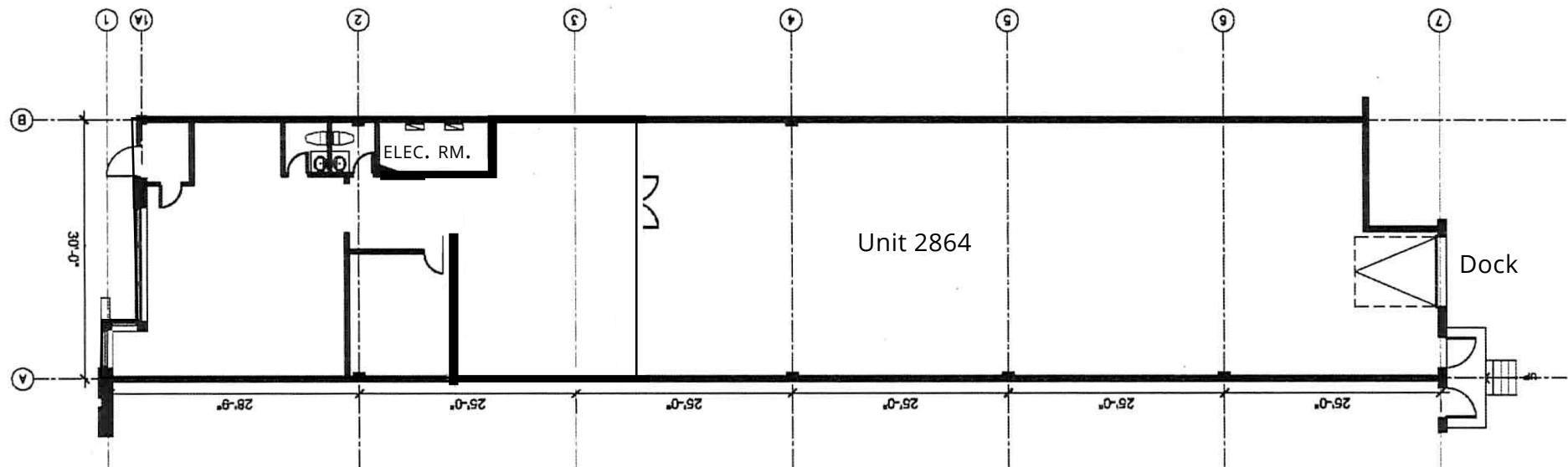
Shipping:
1 loading dock

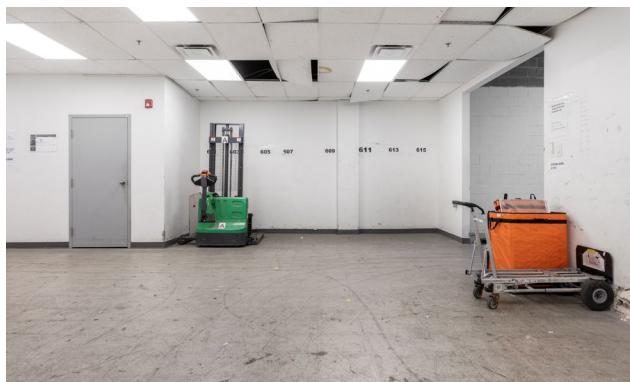


Available
Immediately



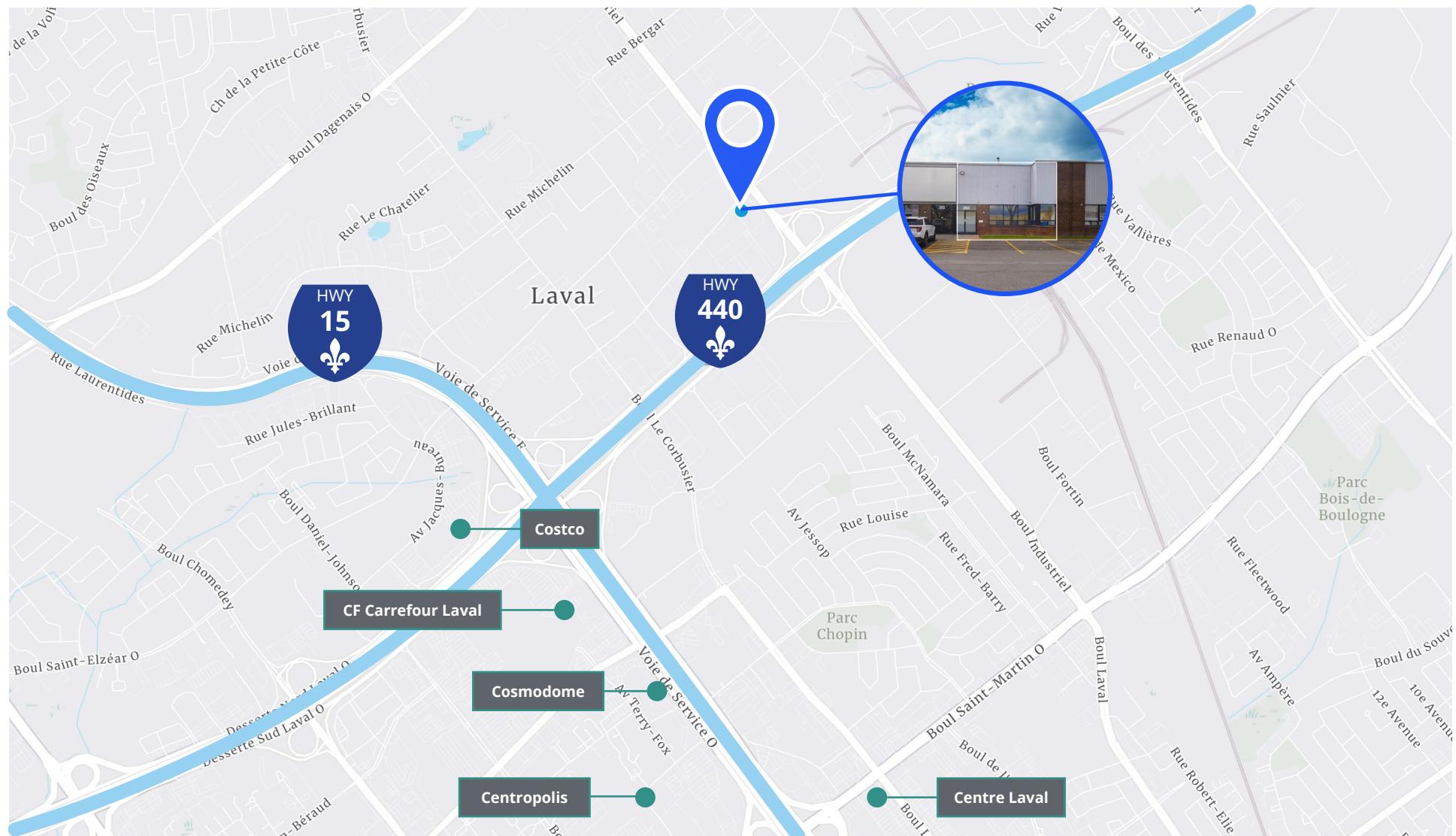
Floor Plan - Suite 2864





Location & Surroundings

Located in Laval's Centre Industrial Park, 2864 Industriel Blvd offers direct access to Highways 440 and 15, supporting convenient connectivity across the Greater Montreal area.





Accelerating success.

Colliers

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