



**± 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 31<sup>st</sup>, 2028



# Property Overview

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



Base rent:  
Contact listing  
broker



Shipping:  
1 loading dock



Available  
Immediately

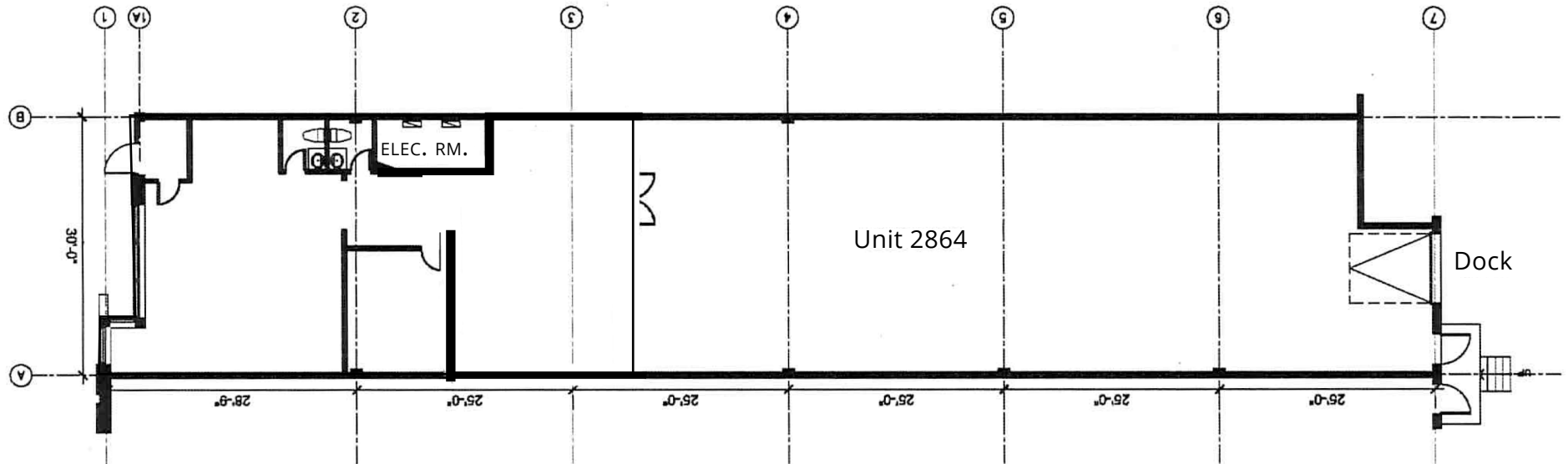
Warehouse



Reception Area/Office



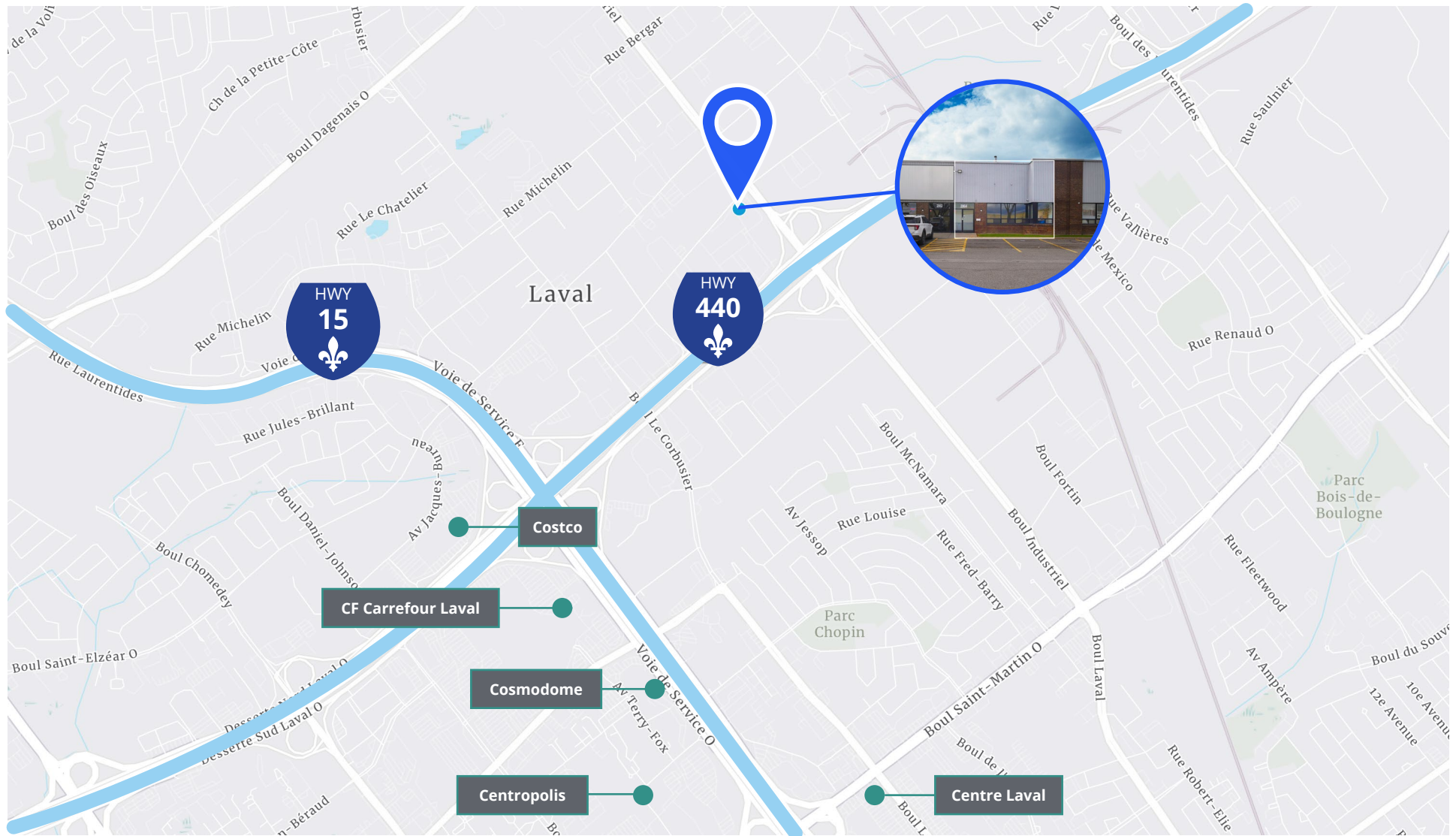
# Floor Plan - Suite 2864





# 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.





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