

**FOR LEASE**

**17,434 SF**

**savills**

**Manulife**  
Investment Management



**6630-6650 ABRAMS STREET, ST-LAURENT, QC H4S 1Y1**

## Prime Industrial Space in Strategic Location

|                      |                      |
|----------------------|----------------------|
| Total available area | <b>17,434 SF</b>     |
| Warehouse area       | 11,392 SF            |
| Office area          | 6,042 SF             |
| Clear Height         | 22'4"                |
| Occupancy            | Immediate            |
| Electricity          | 600 Amps   600 Volts |
| Shipping doors       | 2 truck-level        |
| Zoning               | Industrial           |

- Excellent location, adjacent Montreal's Technoparc, near HWY 40 & 13
- Public transportation access via bus and Future REM station (Marie Curie)
- Attractive clear height in warehouse, including +/- 1,500 Mezzanine space
- Ample employee parking
- Flexible zoning



6630-6650 Abrams Street, St-Laurent



FINANCIAL DETAILS

**Net rental rate:**  
Contact Brokers

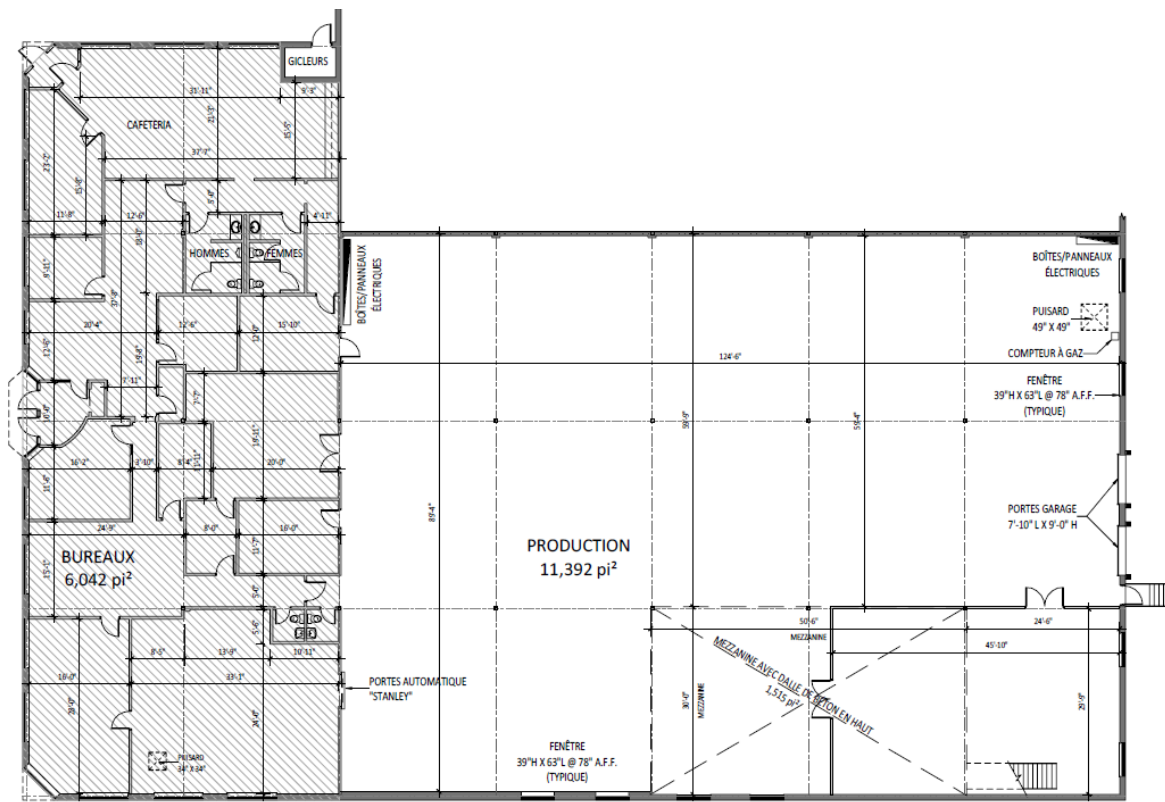
**Additional rent:**  
\$5.73 / SF (estimated 2024)





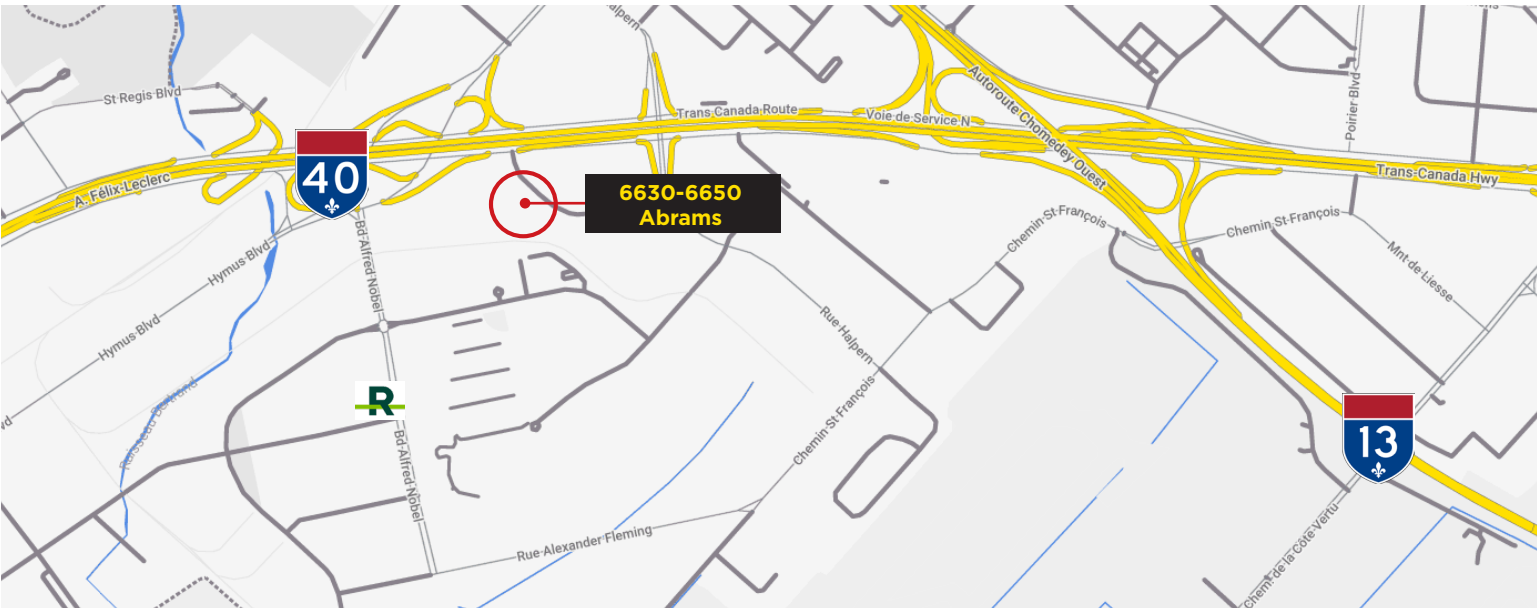
# 6630-6650 Abrams Street, St-Laurent

## Floor Plan



### NEARBY AMENITIES

- Easy access to Highways 40 & 13
- Pierre-Elliott-Trudeau International Airport: **± 10 KM**
- Downtown Montreal: **± 20 KM**
- Close proximity to coffee shops & restaurants
- Close to the REM station (Marie-Curie)
- Public transportation at the door





# 6630-6650 Abrams Street, St-Laurent



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