

FOR SALE | FOR LEASE

± 147,000 SF  
freestanding  
industrial building

Divisible area from ± 34,048 SF

9145 Boivin Street, LaSalle | QC

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# The Opportunity

± **147,000 SF** freestanding industrial building on a ± **200,005 SF** partially fenced lot, located in a sector undergoing commercial development, providing access to a large labor pool.



### Lot Numbers

1 451 220  
1 500 406



### Zoning

I05-14  
Light Industry (I1)



### Taxes (2024)

Municipal :	\$228,521
School :	\$13,094
Total :	\$241,615



## Highlights



Available space for owner-occupiers



Low operating expenses



Outdoor camera system



Facade sign



# Property Features

Warehouse Area	± 132,300 SF
Mezzanine Office Area	± 14,700 SF
Total Building Area	± 147,000 SF
Available Leasable Area	± 34,048 SF up to ± 147,000 SF
Building Dimensions	± 448' x ± 320' (irregular)
Land Area	± 200,005 SF
Land Dimensions	± 567' x ± 353'
Number of Floors	1 + mezzanine
Clear Height	± 18,5'
Column Spacing	± 32' x ± 24'
Shipping	12 truck-level doors 4 drive-in doors (12' x 12') 1 drive-in door (12' x 14')
Heating	Gas unit heater
Air Conditioning	Office
Lighting	LED
Electric Entry	1 000 A   600 V
Roofing	Elastomer membrane
Parking	More than 85 stalls

## Availability

Immediate

## Asking Price

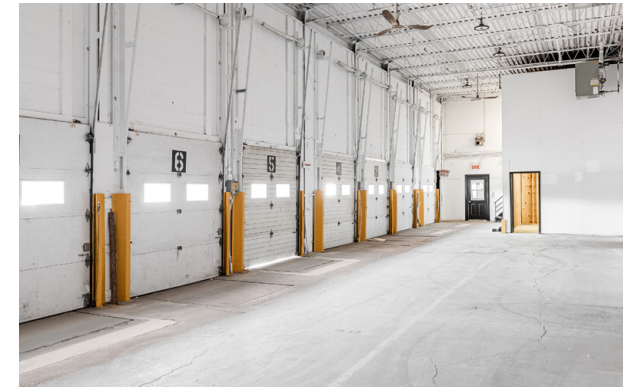
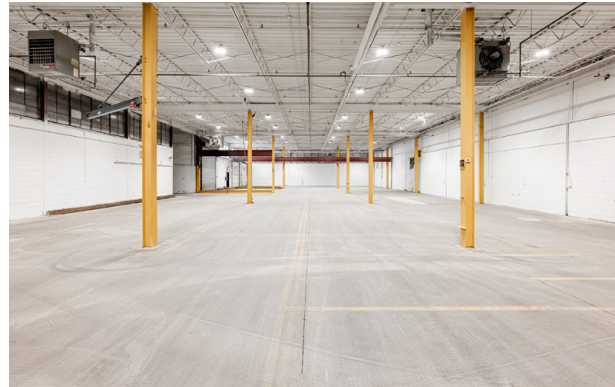
Contact the brokers

## Net Lease Rate

Contact the brokers

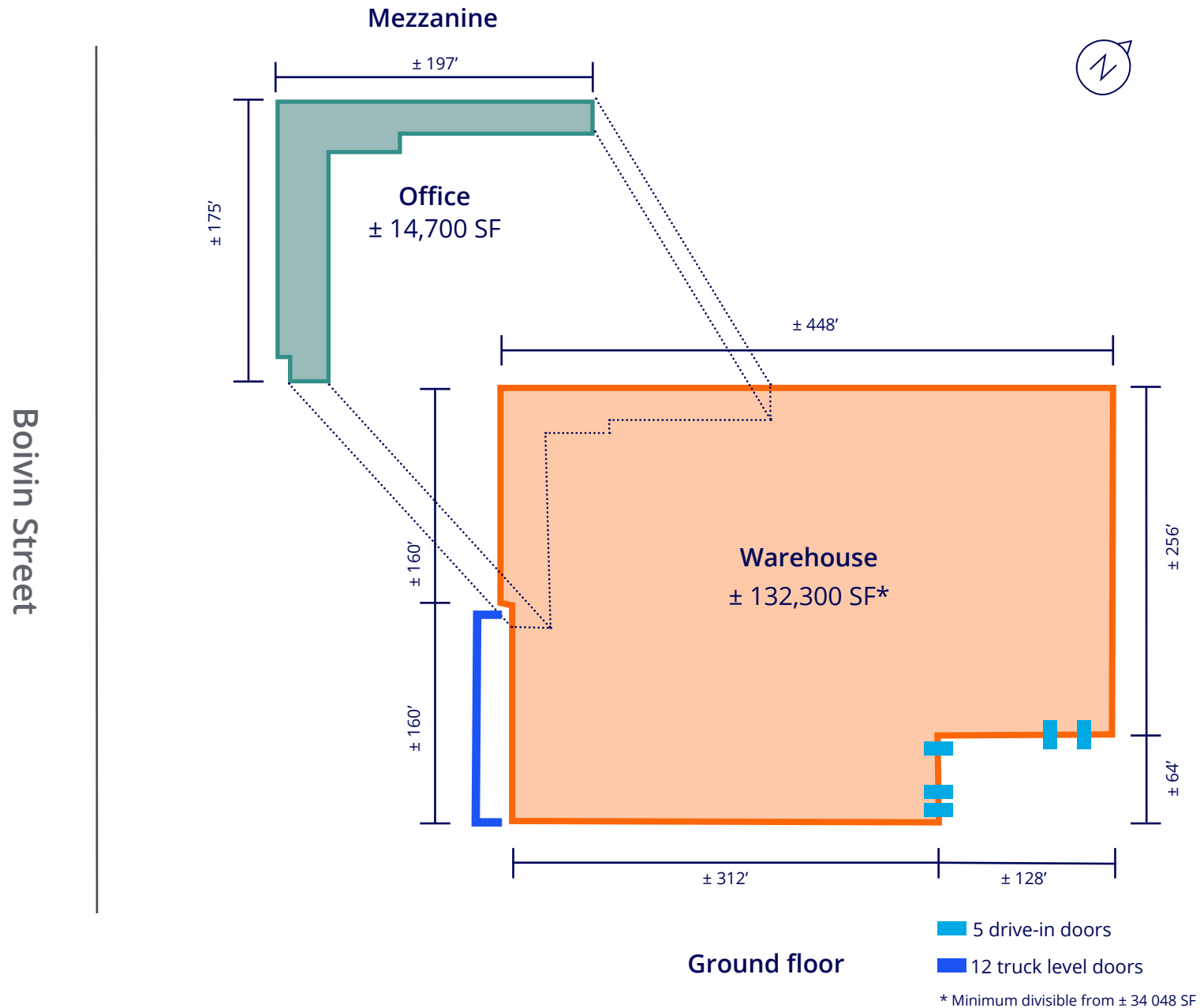
## Operating Expenses

\$4.75/SF  
(Energy at tenant's expense)



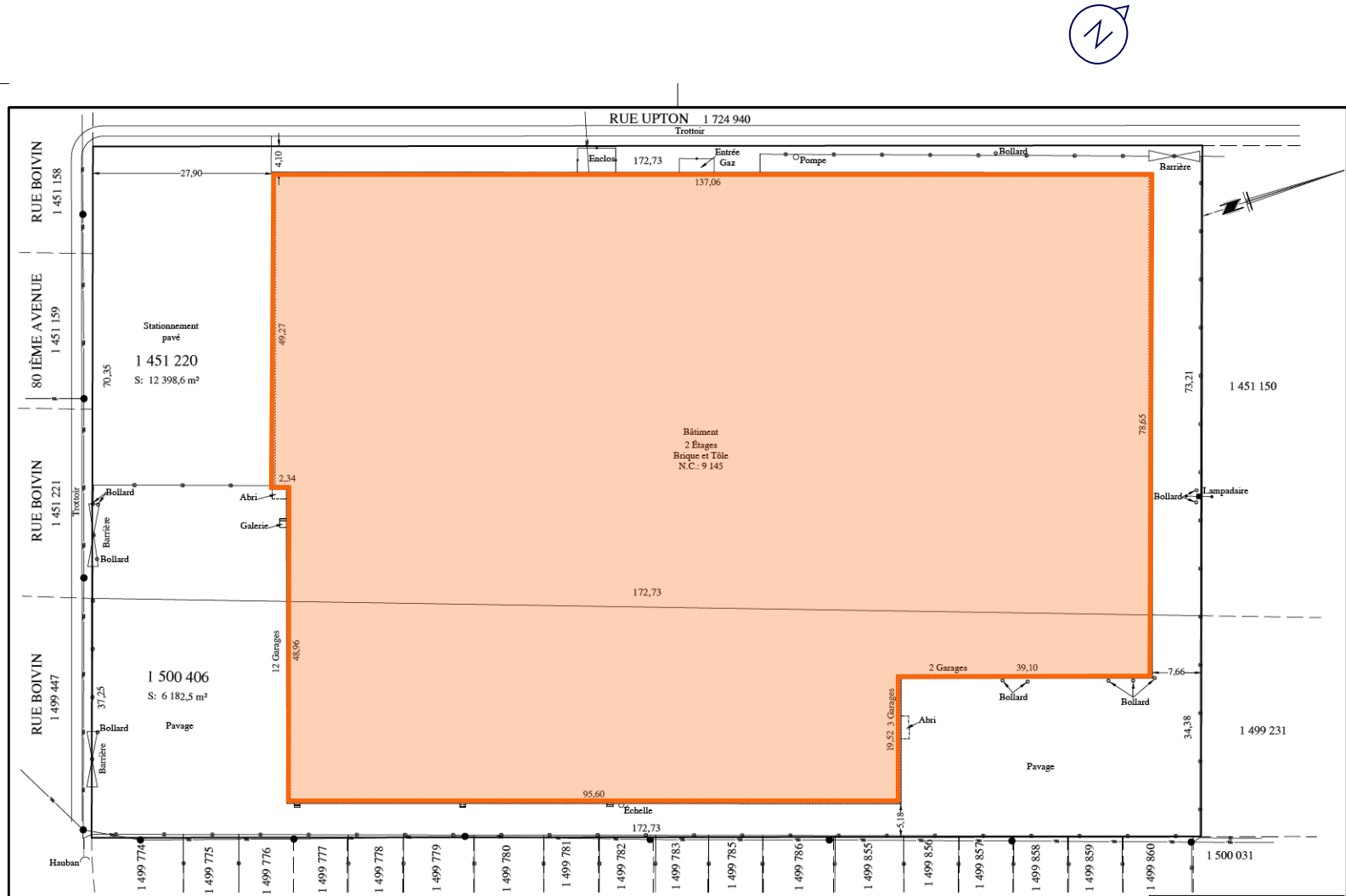


# Building Plan



# Certificate of Location Plan

Boivin Street







**Highways**  
10, 13, 15 and 20  
**Route 138**



**Montréal's South Shore**  
5 minutes



**Downtown Montréal**  
20 minutes



**YUL**  
15 minutes

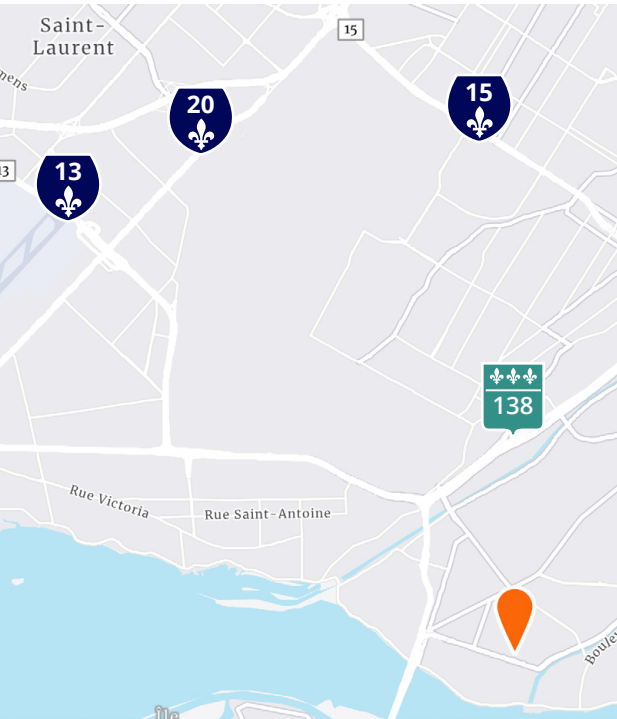


**Honoré-Mercier Bridge**  
3 minutes



# In Proximity

1. Restock Canada
2. Safe-T-Tree
3. MultiPorte - Portes de garage
4. Eurographics Inc
5. Enveloppe Concept
6. Locations Chic
7. G N R Technologies
8. Flex-Pression
9. Transcontinental LaSalle







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