

Colliers



9464-9470 Henri-Bourassa Blvd West, Saint-Laurent, QC

Industrial Condos Located Near Highway 13

FOR LEASE - Ideal for light industrial activities

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Property Overview

Located at **9464-9470 Henri-Bourassa Blvd West in Saint-Laurent**, these industrial condos are positioned in one of Montréal's most established industrial areas.

The units feature functional layouts and practical loading access, well suited for warehousing, light manufacturing, and distribution.

With quick access to Highways 13, 40, and 15, the property offers excellent connectivity across the Greater Montreal area.



Modern construction



Adjacent to Highway 13

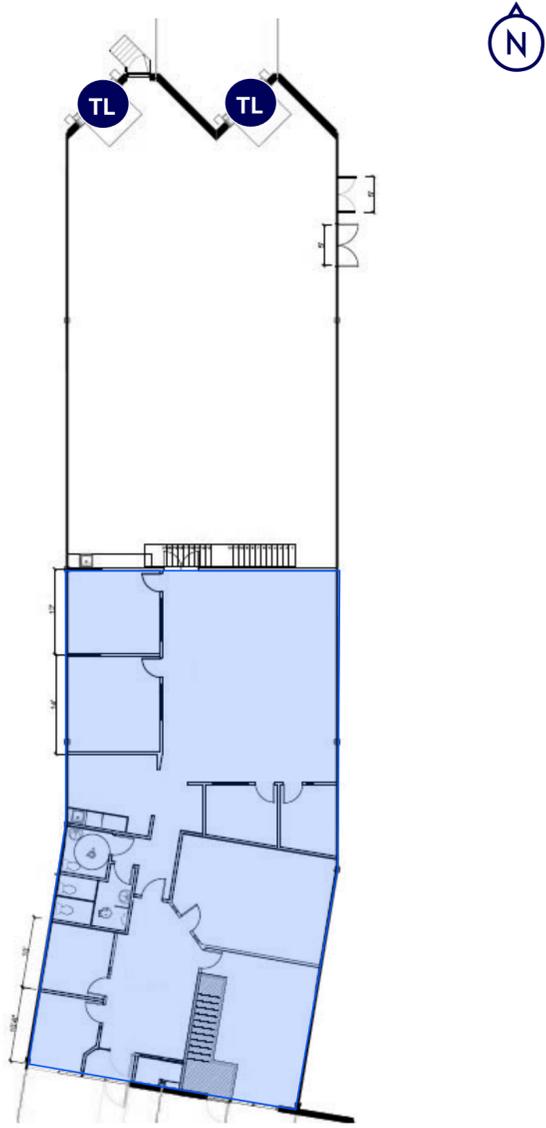


Close to the YUL Montreal Airport

Property Address	9464 Henri-Bourassa Blvd West, Saint-Laurent	Property Address	9470 Henri-Bourassa Blvd West, Saint-Laurent
Total Area	± 6,700 SF	Total Area	± 8,000 SF
Warehouse Area	± 2,500 SF	Warehouse Area	± 3,150 SF
Office Area	± 2,750 SF	First Floor Offices	± 840 SF
Mezzanine Area	± 1,450 SF	Second Floor Offices	± 4,010 SF
Clear Height	24'	Clear Height	24'
Shipping	2 TL	Shipping	1 TL
Asking Rent	Contact the listing brokers	Asking Rent	Contact the listing brokers
Opex	\$6.32	Opex	\$7.73
Availability	TBD	Availability	TBD

Site Plan & Photos

9464 Henri-Bourassa Blvd West, Saint-Laurent, QC



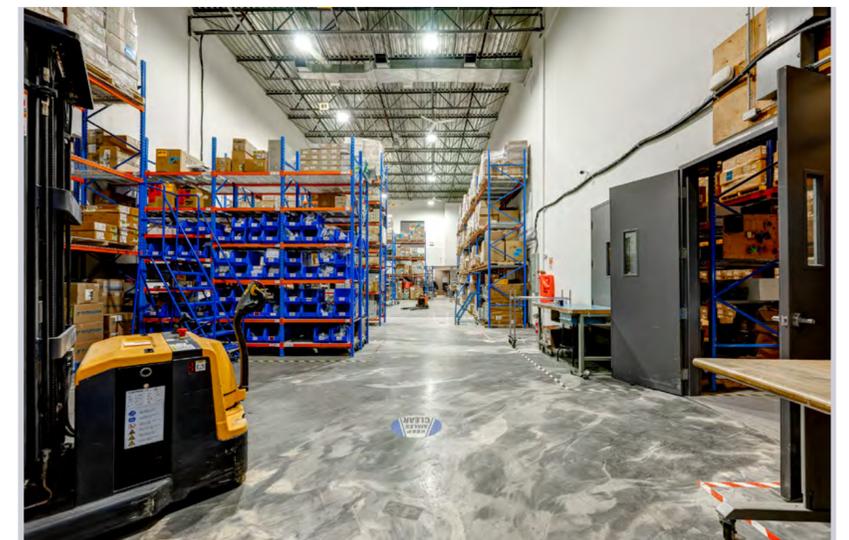
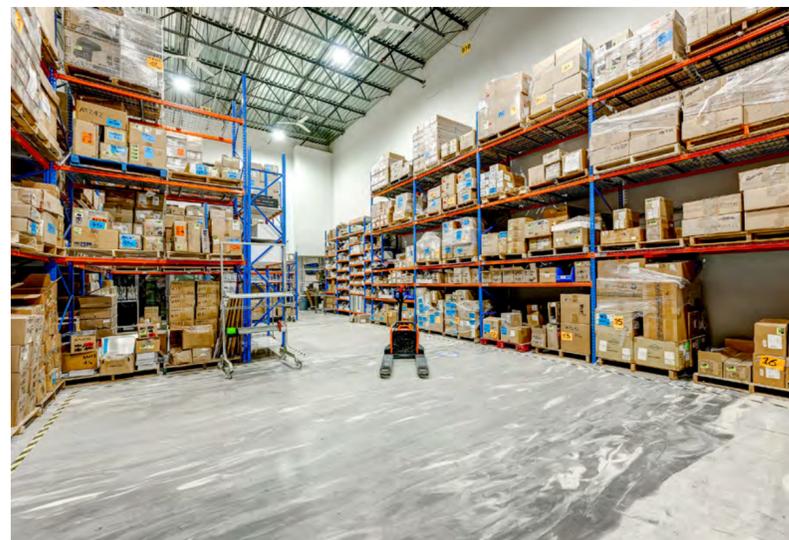
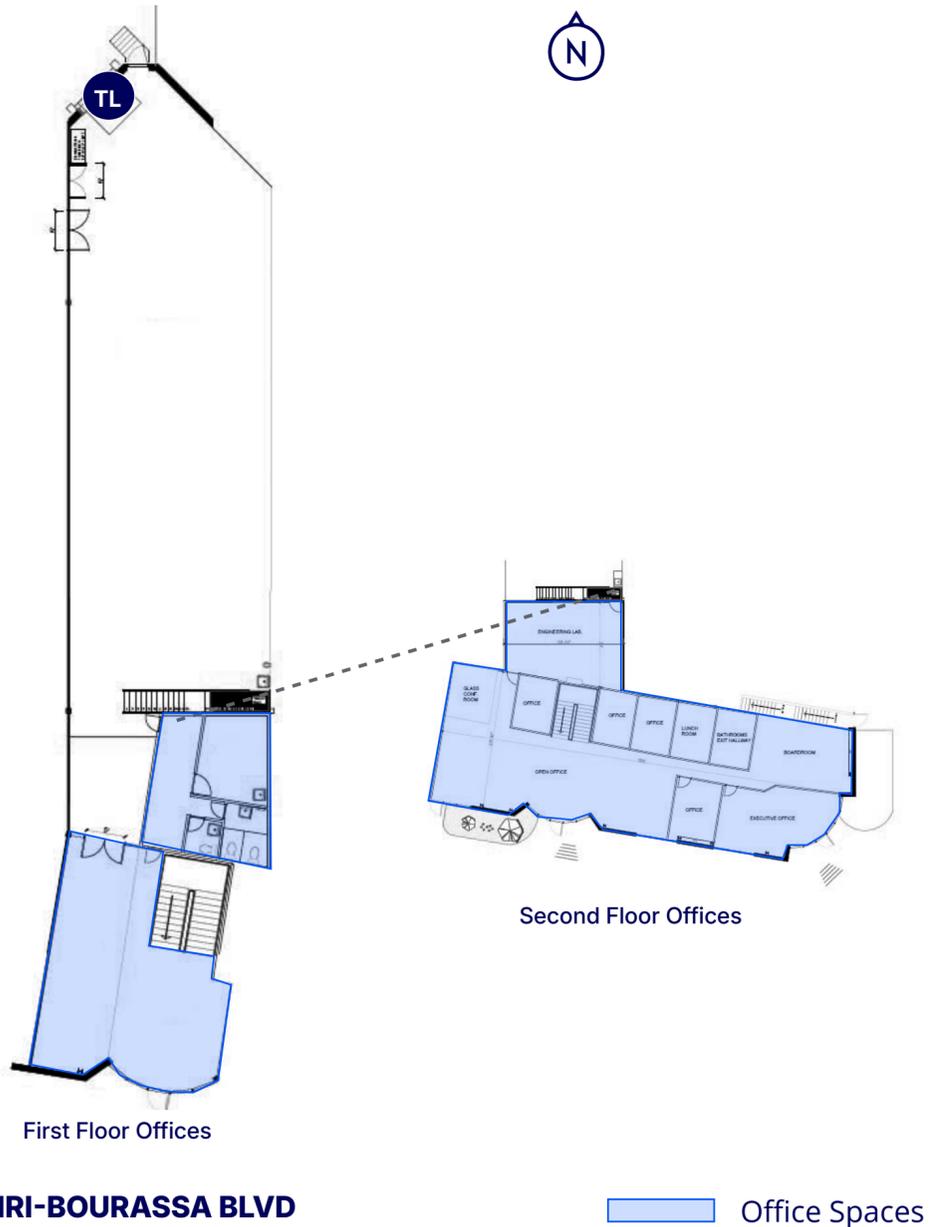
HENRI-BOURASSA BLVD

Office Space



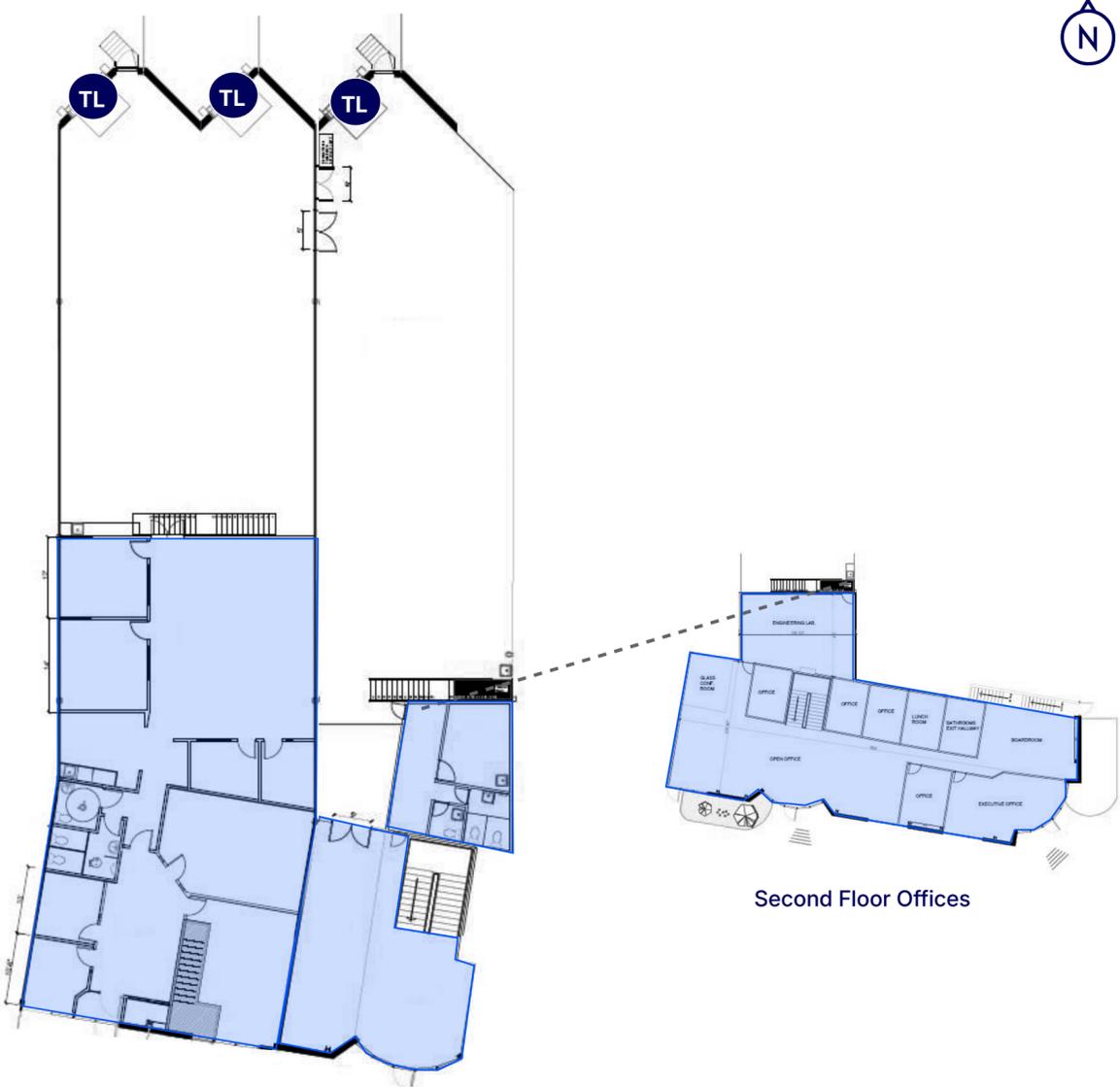
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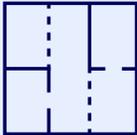
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HENRI-BOURASSA BLVD

Office Spaces



The units can be combined for a total of ± 14,700 SF

Property Address	9464-9470 Henri-Bourassa Blvd West, Saint-Laurent
Total Area	± 14,700 SF
Warehouse Area	± 5,650 SF
Office Area	± 3,590 SF
Second Floor Office Area	± 4,010 SF
Mezzanine Area	± 1,450 SF
Clear Height	24'
Shipping	3 TL

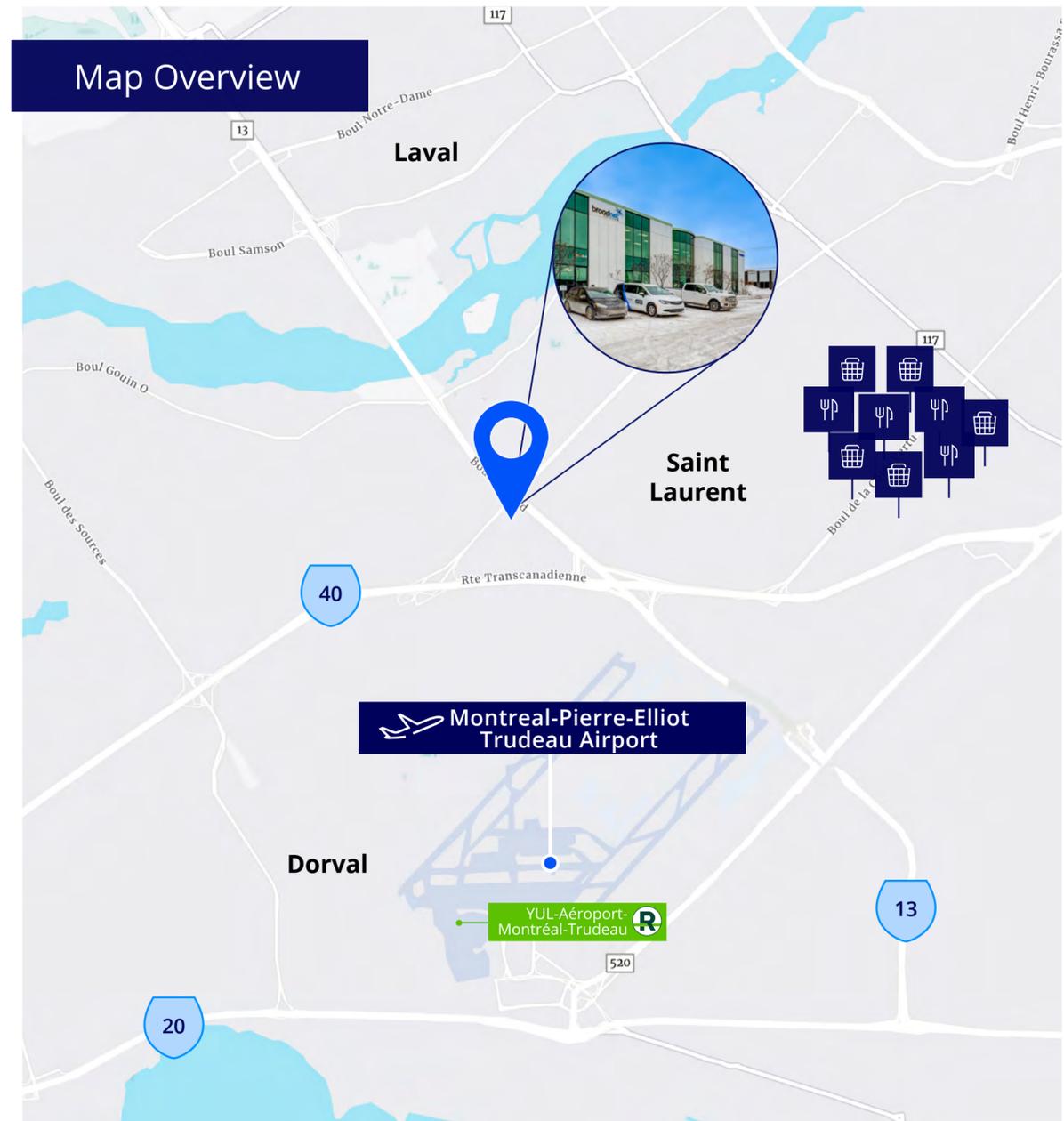


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Highway 13	01 min	Place Vertu	10 min
Highway 40	05 min	Méga Centre Côte Vertu	11 min
Montréal-Pierre Elliot-Trudeau Airport	10 min	Rona	12 min
REM - YUL Airport	12 min	Lufa Farms	12 min
Downtown Montreal	25 min	Ikea	15 min