

À VENDRE | FOR SALE

±13,500 pi. ca. | sq. ft. – Parc Industriel Saint-Vincent-de-Paul



Accès facile à l'autoroute 440 et la route 125
Easy access from Highway 440 and Route 125



À 6 minutes de Montréal
6 minutes from Montreal

4030-4050 BOUL. LEMAN

LAVAL, QC

SURVOL

OVERVIEW

Cette propriété est située dans le parc industriel Saint-Vincent-de-Paul et est facilement accessible depuis l'autoroute 440 et la route 125 (boulevard Pie-IX).

This property is located in the Saint-Vincent-de-Paul industrial park and is easily accessible from Highway 440 and Route 125 (Pie-IX Boulevard).



Immeuble de placement loué à 100%
100% leased investment property



Possibilité d'acheter le bâtiment adjacent
Possibility to purchase the adjacent building



Capacité électrique élevée
High electrical capacity



Accès facile à l'autoroute 440 et à la route 125 (boulevard Pie-IX).
Easy access from Highway 440 and Route 125 (Pie-IX Blvd.)



Caméras de surveillance extérieures et pour cour extérieure
Outdoor yard and outdoor surveillance cameras



Possibilité d'acheter le bâtiment adjacent
Possibility to purchase the adjacent building

AV. GODIN



4030-4040-4050 LEMAN BOULEVARD

PROPERTY OVERVIEW

Superficie Total

Total area

±13,500 pi. ca. | sq. ft.

Superficie du Terrain

Land area

±32,382 pi. ca. | sq. ft.

Zonage

Zoning

Zi.2-7819

Numéro du cadastre

Lot number

1 627 156

Année Construit

Year built

1974

Hauteur Libre

Clear height

18'

Chauffage

Heating

Gaz | Gas

Éclairage

Lighting

Fluorescent

Construction

Blocs de ciment

Cement blocks

Toiture

Roofing

Dalles de ciment

Cement slabs

Stationnement

Parking

±30 espaces | stalls

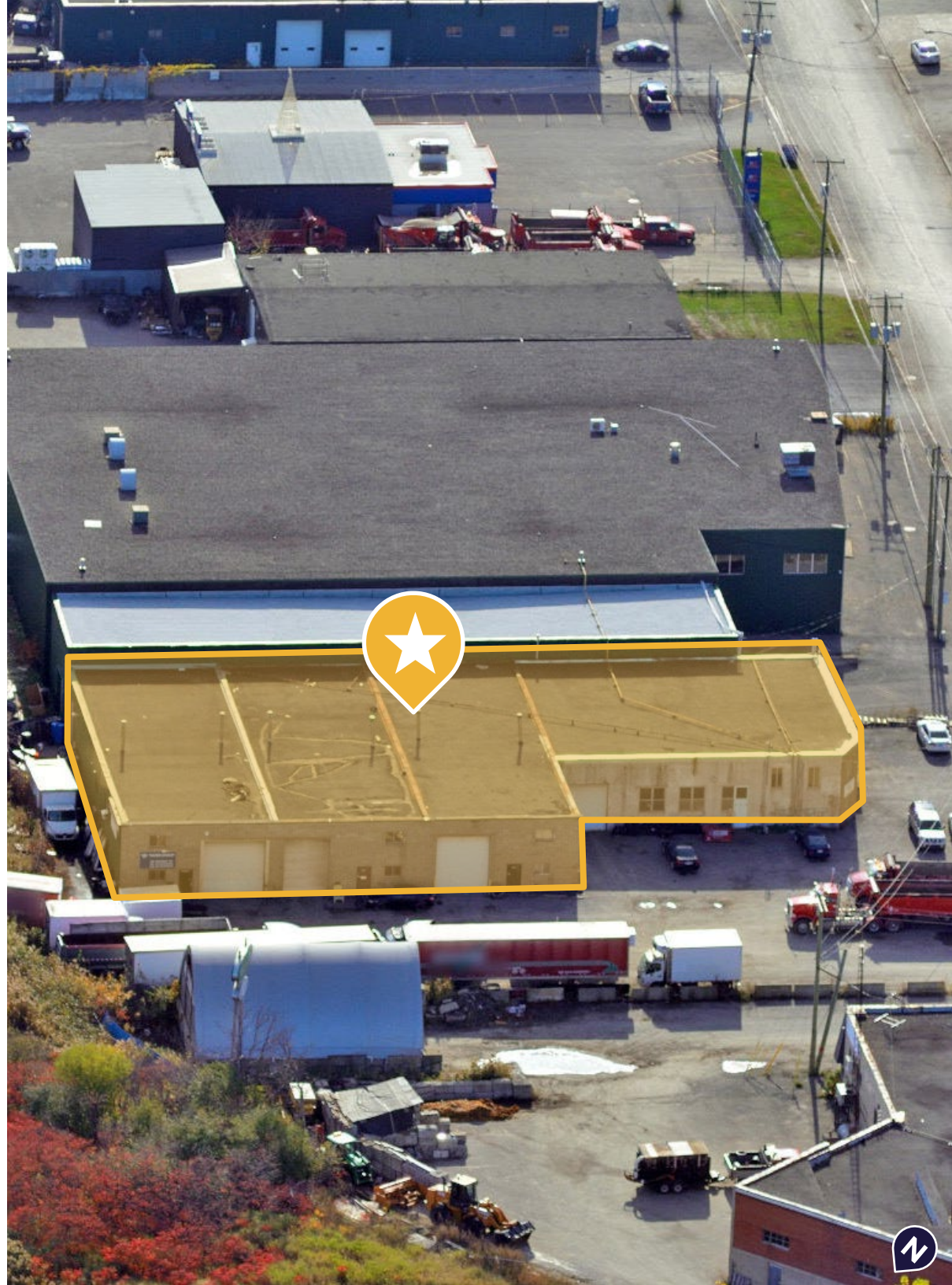
Taxes

Municipal (24): \$34,777

Scolaire (24-25) \$863

School (24-25):

Total: \$35,640



À PROXIMITÉ

NEAR BY

★ 4030-4050
Leman Boulevard, Laval, QC

- 1 Enaircomp
- 2 Montserrat Internationale
- 3 Béton Lécuyer
- 4 Bisson Conteneurs
- 5 Fortuna Transport
- 6 Atelier de décor - ISM
- 7 Atelier D'Usinage Y Rainville
- 8 Exo Drone
- 9 Centre Du Camion Laval
- 10 Roofmart
- 11 Les Aliments Aquafushia
- 12 Distinction Soya
- 13 Depotium Mini-Entrepôt
- 14 Experts Citernes
- 15 Atlantis Strength



4030-4040-4050 LEMAN BOULEVARD

ESPACES LOUÉS

LEASED SPACES

1313 Godin

Superficie Total Total space area	±2,000 SF
Portes Doors	1 drive-in door (10' x 16')
Électricité Electricity	125 A / 240 V



1313 Av. Godin



1315 Av. Godin

1315 Godin

Superficie Total Total space area	±2,500 SF
Portes Doors	2 drive-in doors (10' x 12')
Électricité Electricity	60 A / 600 V



1313 and 1315 Av. Godin

4030 Leman

Superficie Total Total space area	±3,000 SF
Portes Doors	1 drive-in door (10' x 14')
Électricité Electricity	100 A / 220 V

4040 Leman

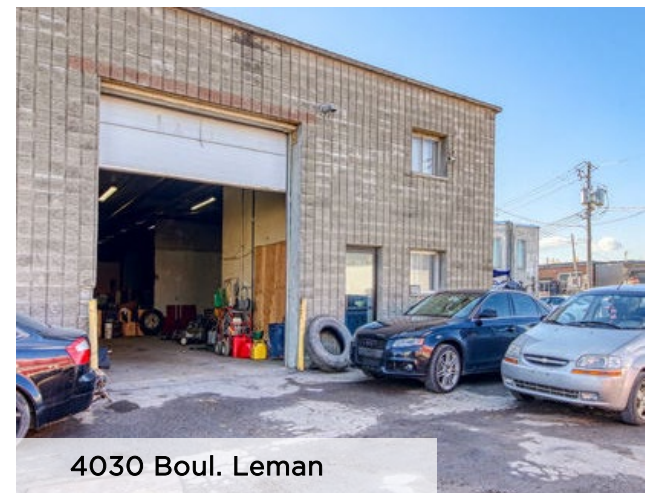
Superficie Total Total space area	±3,000 SF
Portes Doors	1 drive-in door (8' x 14')
Électricité Electricity	200 A / 600 V

4050 Leman

Superficie Total Total space area	±3,000 SF
Portes Doors	1 truck level door (8' x 10') 1 drive-in door (10' x 16')
Électricité Electricity	200 A / 600 V

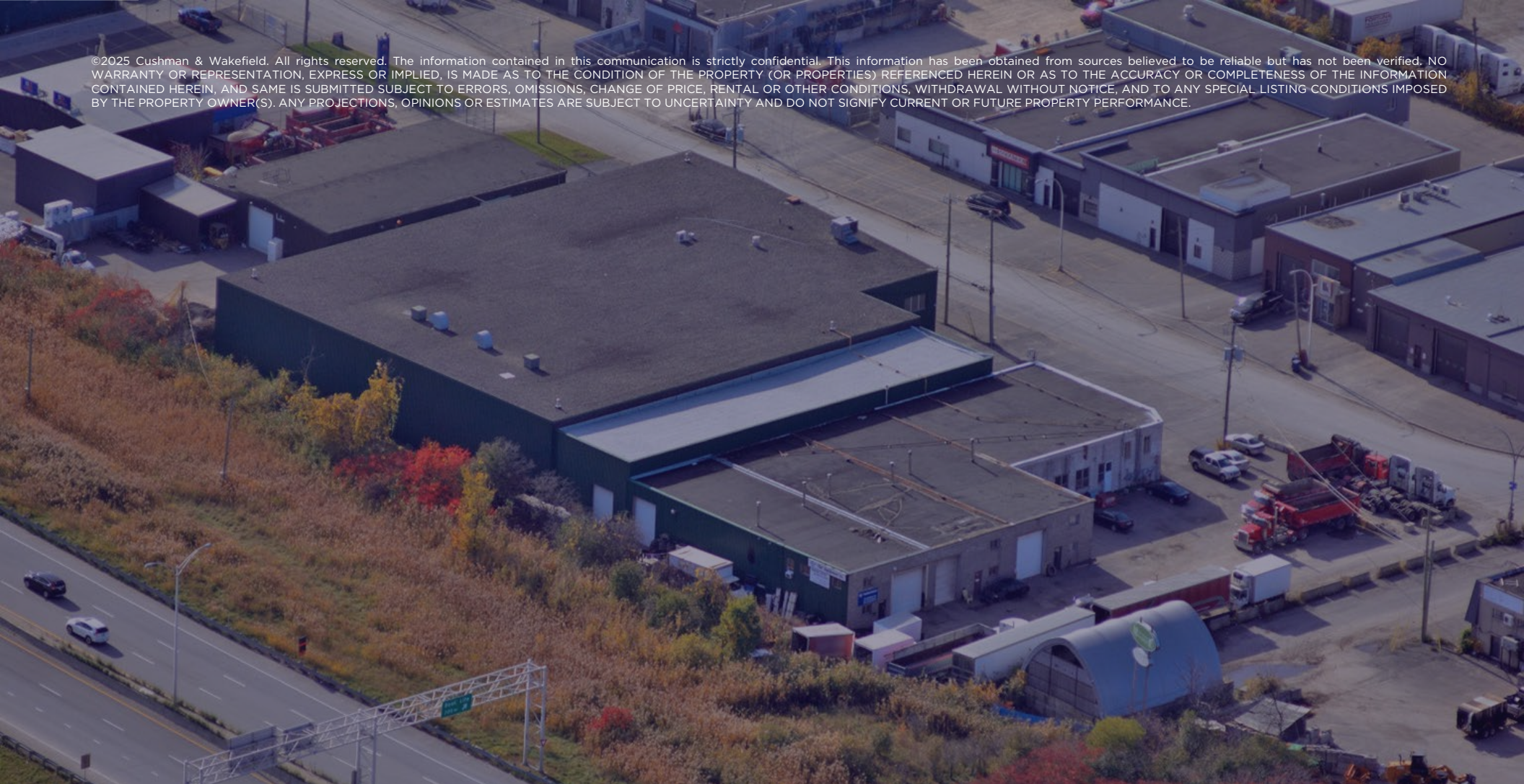


4040 and 4050 Boul. Leman



4030 Boul. Leman

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