

2725
Rue Michelin
Laval

M
|
TRIMONT
INDUSTRIAL BUILDING
FOR SALE



VIDEO

PROPERTY DETAILS



FEATURES

- Strategically positioned near Highways 15, 440, and Route 117, providing convenient access to the Greater Montreal Area.
- Prime location within a highly desirable industrial park.
- Ample on-site parking spots for both employees and visitors.
- Generous outdoor storage space, suitable for various industrial uses.
- Flexible zoning allowing for a wide range of operations.



TOTAL BUILDING AREA

± 30,114 SQ.FT.



OFFICE AREA

± 3,348 SQ.FT.



WAREHOUSE AREA

± 26,766 SQ.FT.



LAND

± 71,438 SQ.FT.



CLEAR HEIGHT

22'6"



DRIVE-IN DOORS

2



TRUCK-LEVEL DOORS

4



COLUMN SPAN

29' x 30'



ELECTRICAL ENTRY

400A / 600V



LIGHTING

T8



CAR PARKING

35 Stalls



SPRINKLERS

Yes

ZONING DETAILS

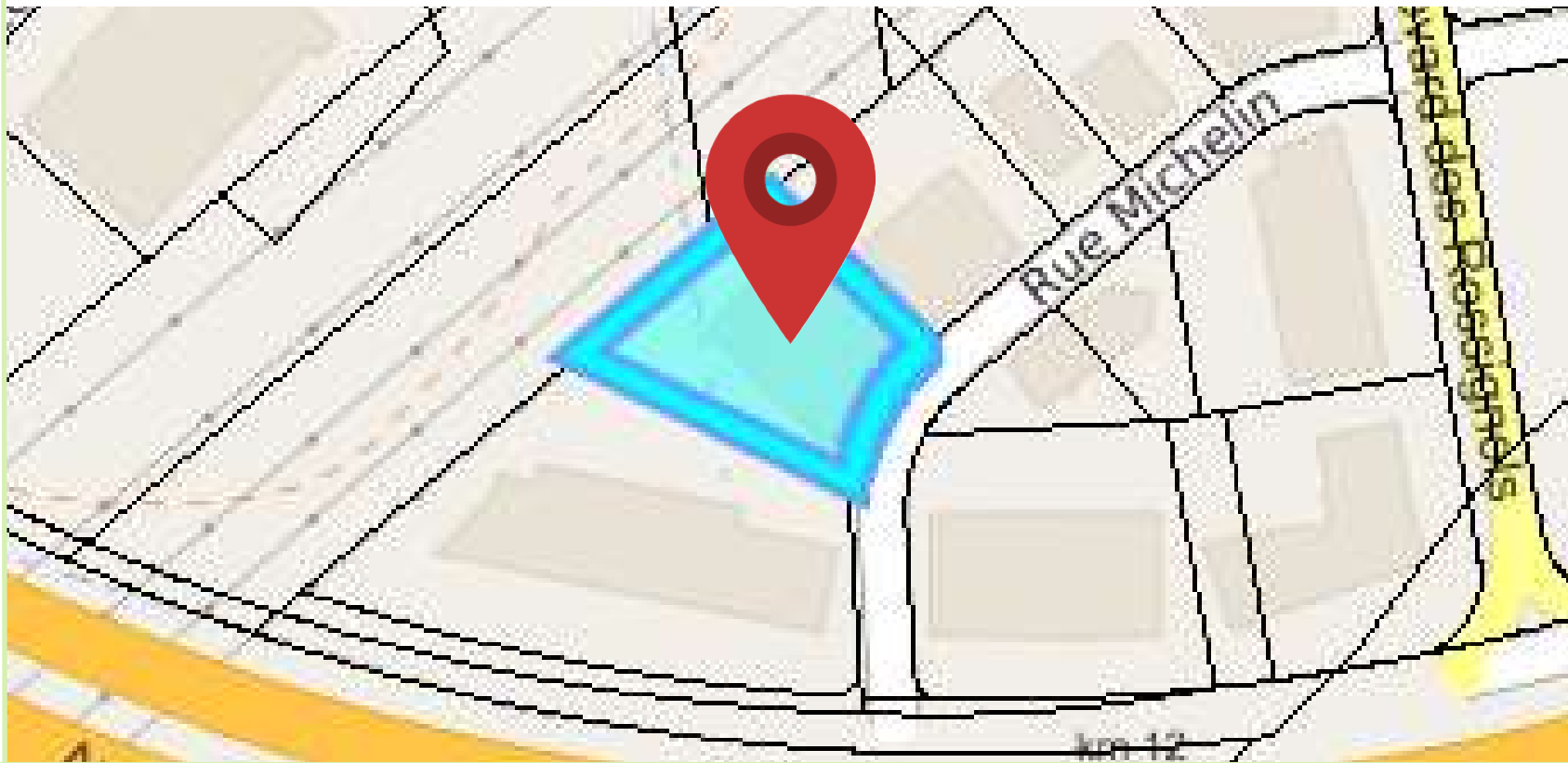
ZONE: INDUSTRIAL ZI.1-4092

AUTOMOTIVE-RELATED TRADE AND SERVICE (C5)

CRAFTS AND LIGHT INDUSTRY (I1)

WAREHOUSING, DISTRIBUTION CENTER AND WHOLESALE (I2)

HEAVY INDUSTRY (I3)



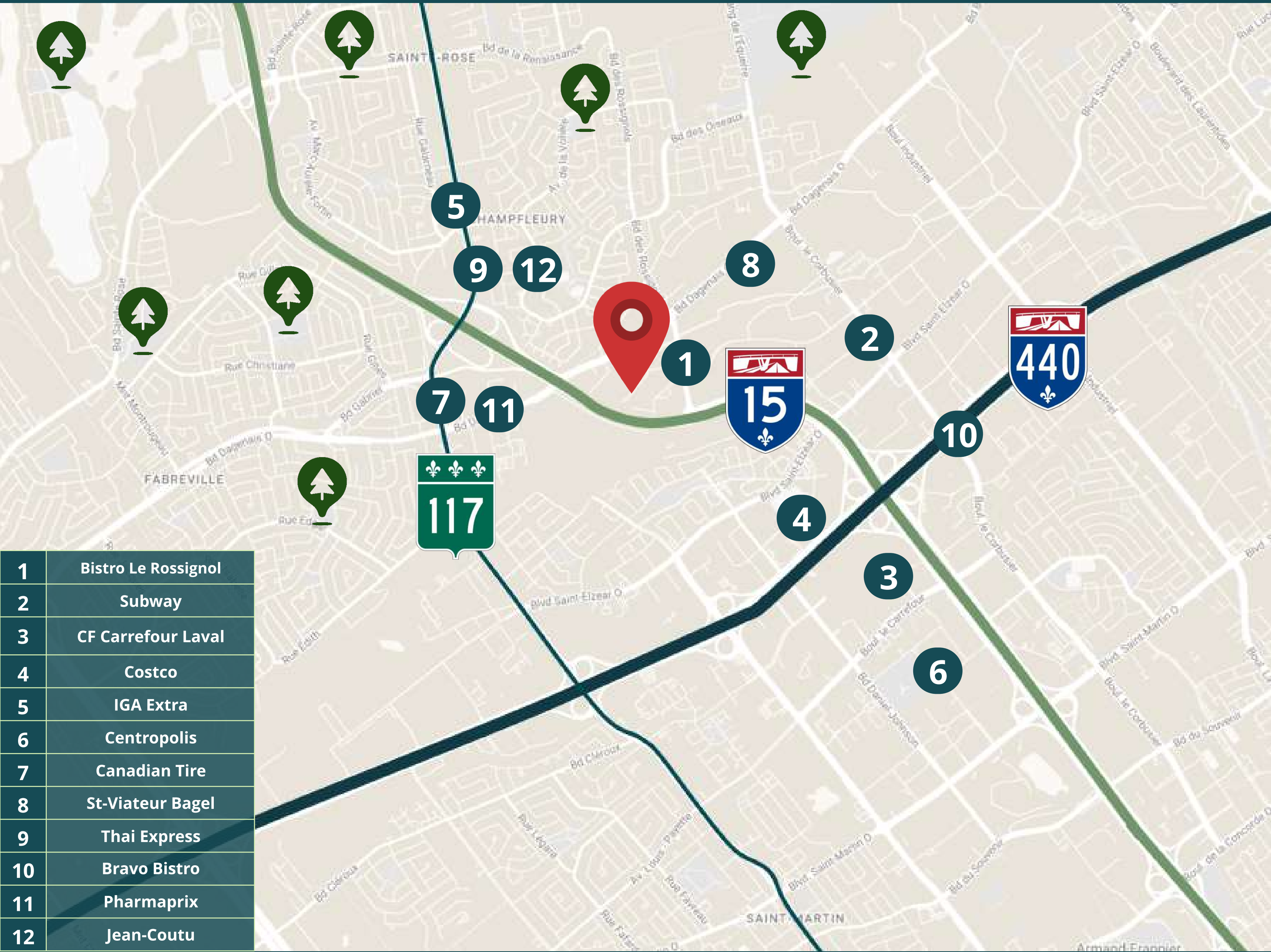
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CONTACT US FOR MORE INFORMATION

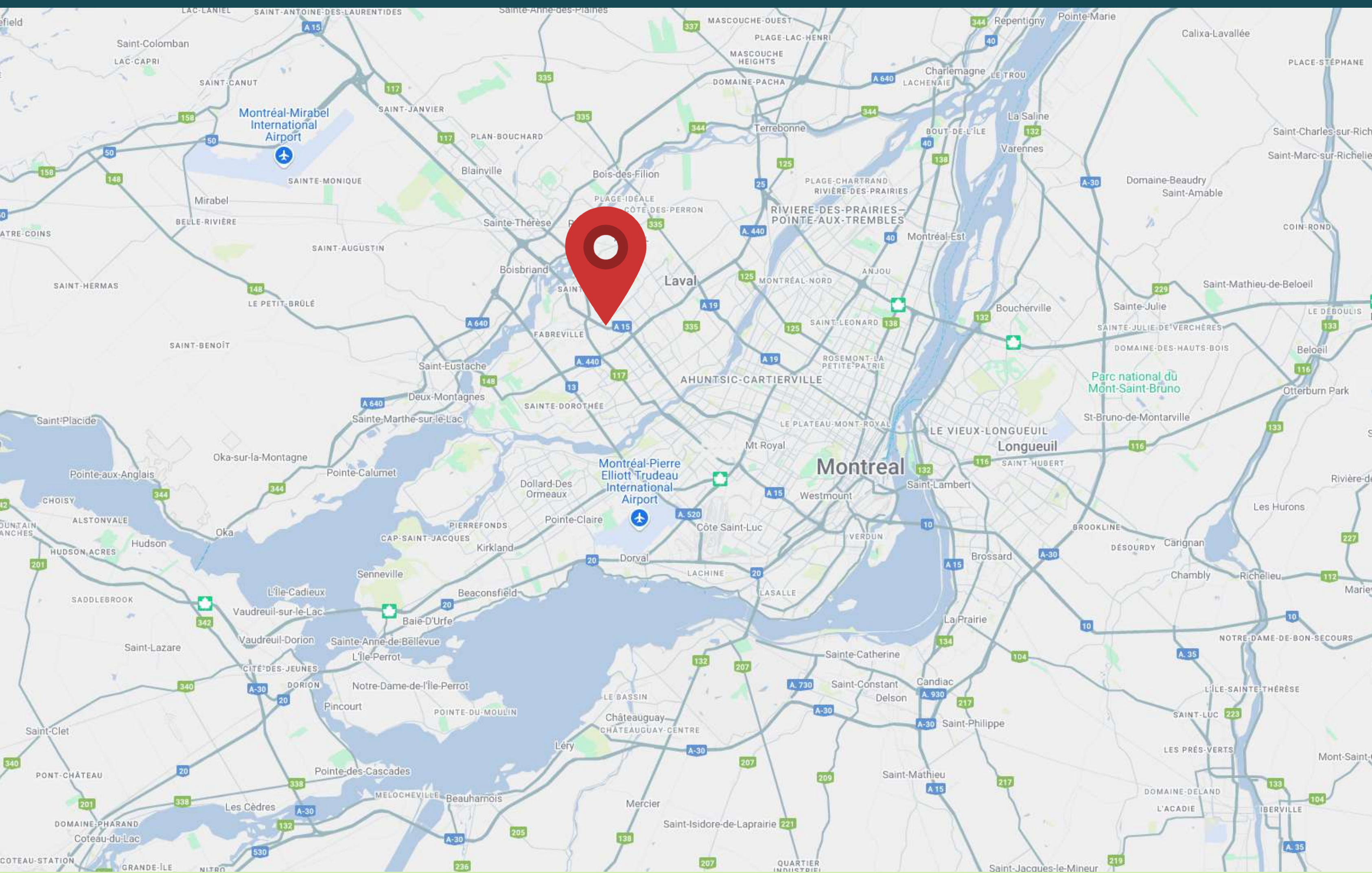
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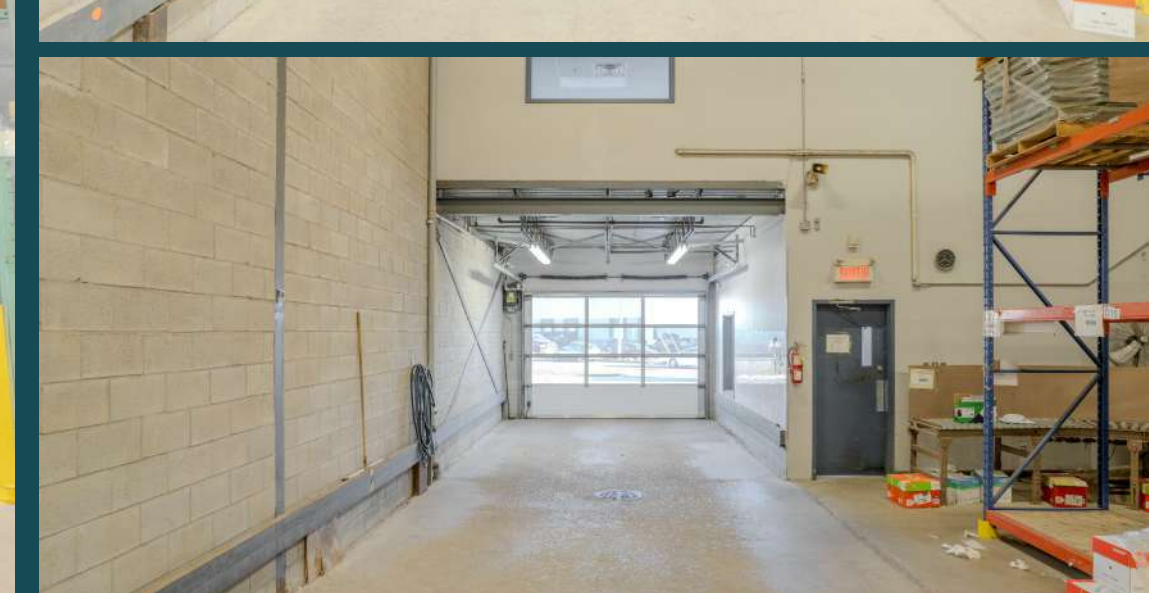
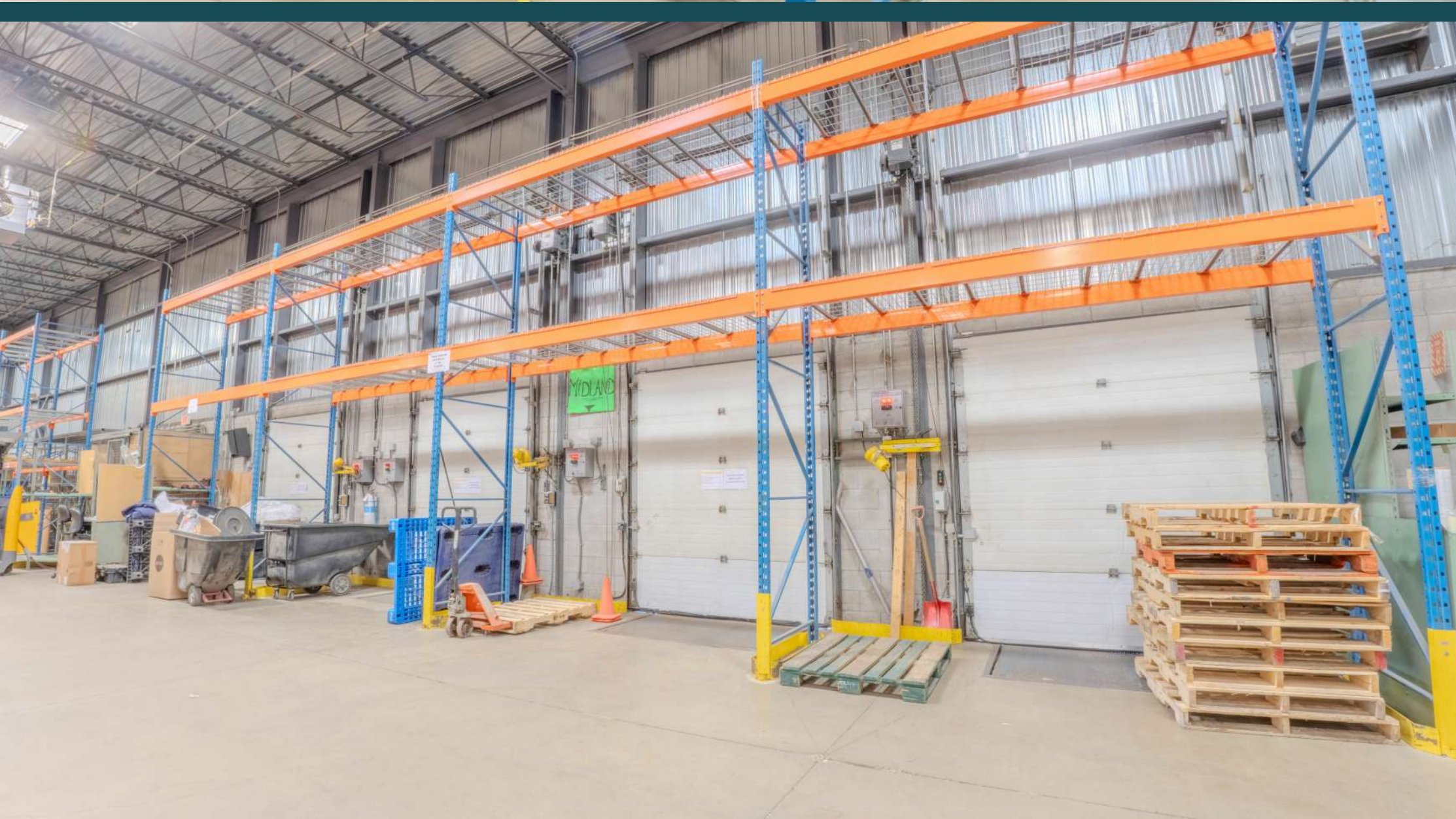
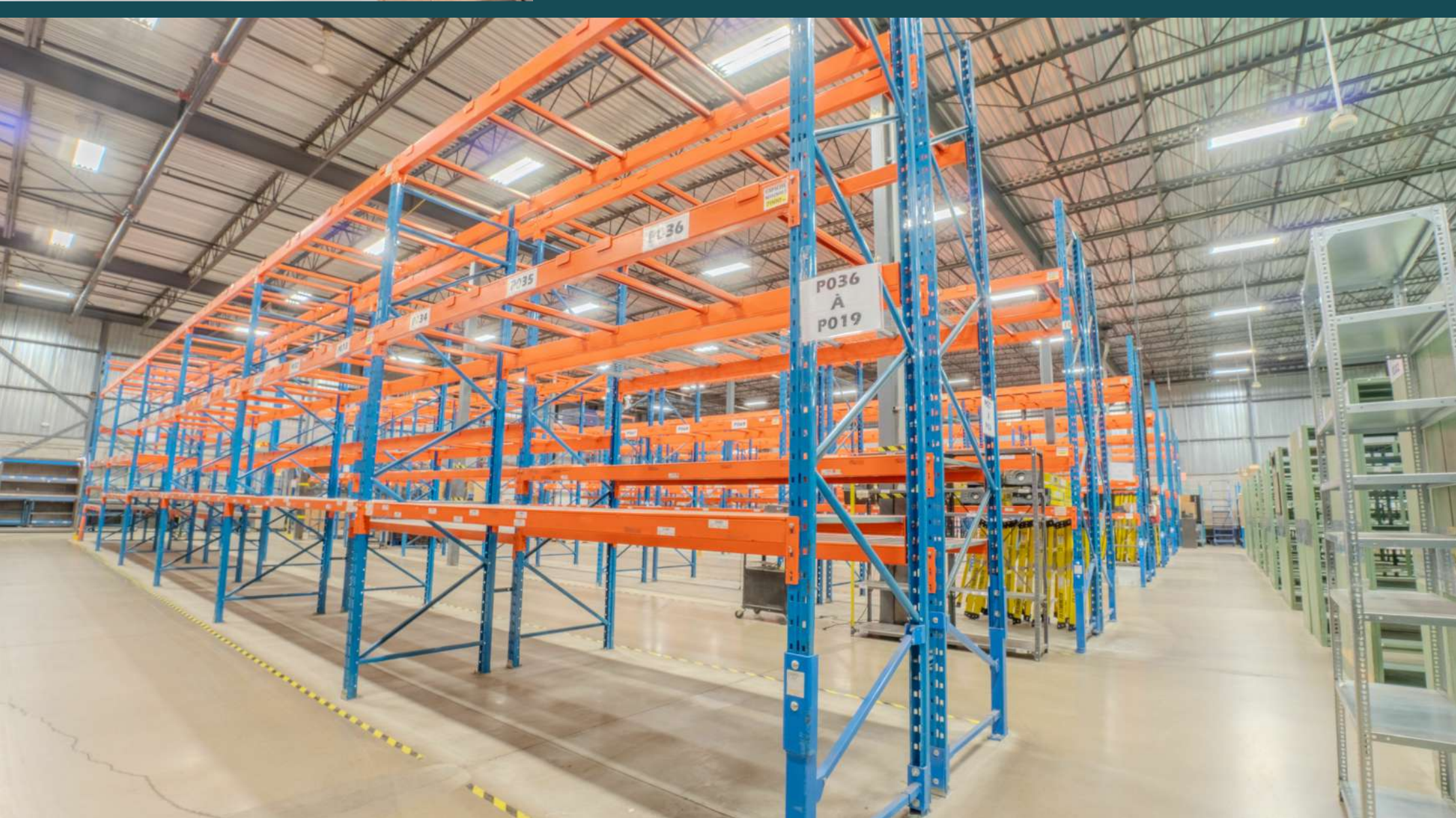
Strategically positioned near **Highways 15, 440, and Route 117**, providing convenient access to the **Greater Montreal Area**.

Prime location within a **highly desirable industrial park**.



1	Bistro Le Rossignol
2	Subway
3	CF Carrefour Laval
4	Costco
5	IGA Extra
6	Centropolis
7	Canadian Tire
8	St-Viateur Bagel
9	Thai Express
10	Bravo Bistro
11	Pharmaprix
12	Jean-Coutu





INDUSTRIAL BUILDING FOR SALE
CONTACT US FOR MORE INFORMATION





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