



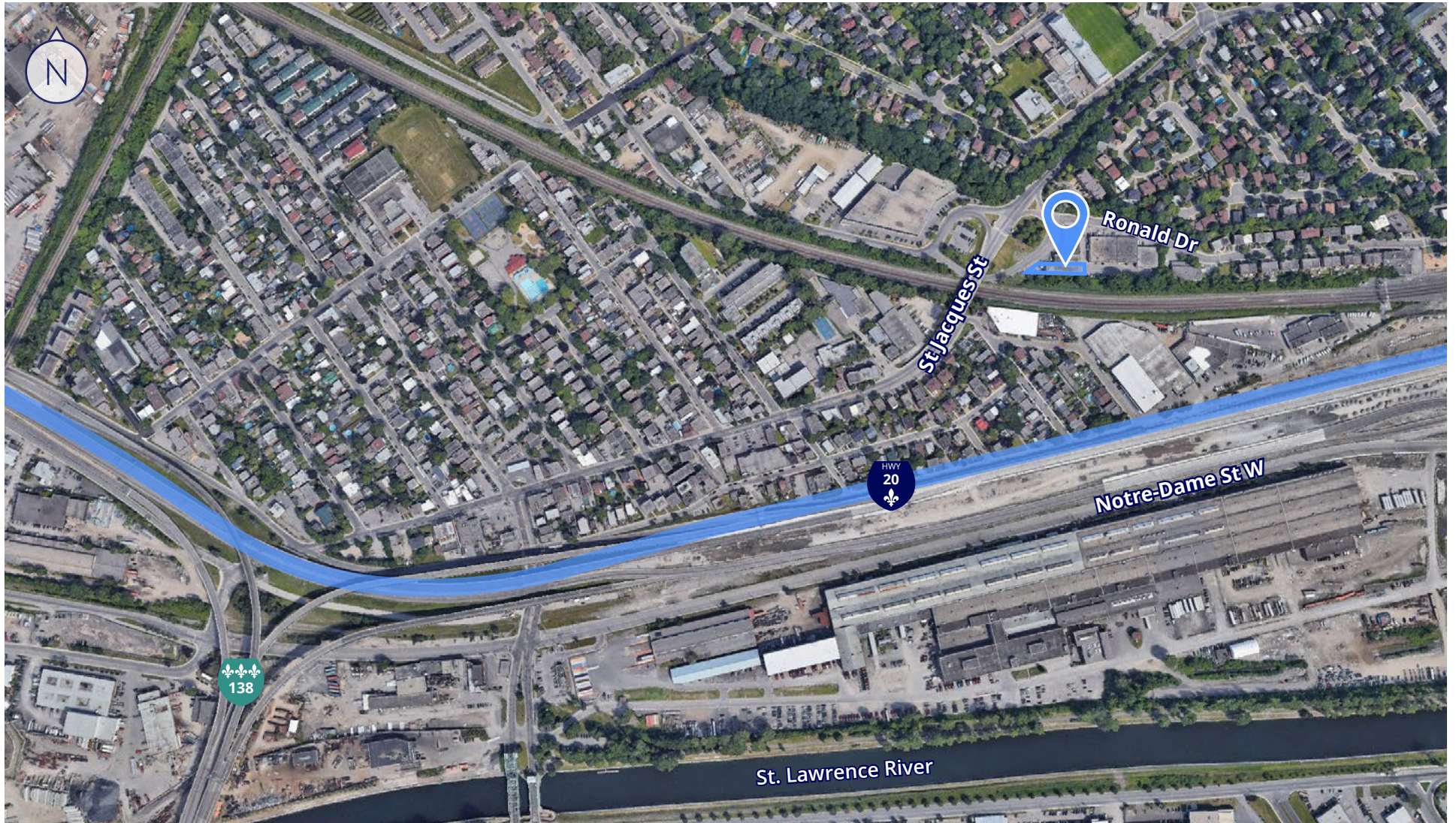
216 Ronald Drive, Montreal West | QC

Industrial Space **for Lease**

Industrial space for lease in the heart of Montreal West and in close proximity to Highway 20 and Route 138. This property offers a continuous space of 8,000 SF (basement), 9' high ceilings, a drive-in door (for small trucks), and multiple zoning allowances to meet a variety of business needs.



Property Location



Quick access to
Highway 20 &
Route 138



14 min. drive from
Montréal-Pierre Elliott
Trudeau International
Airport



Located close to all services
(restaurants, banks, shops
and public transportation)



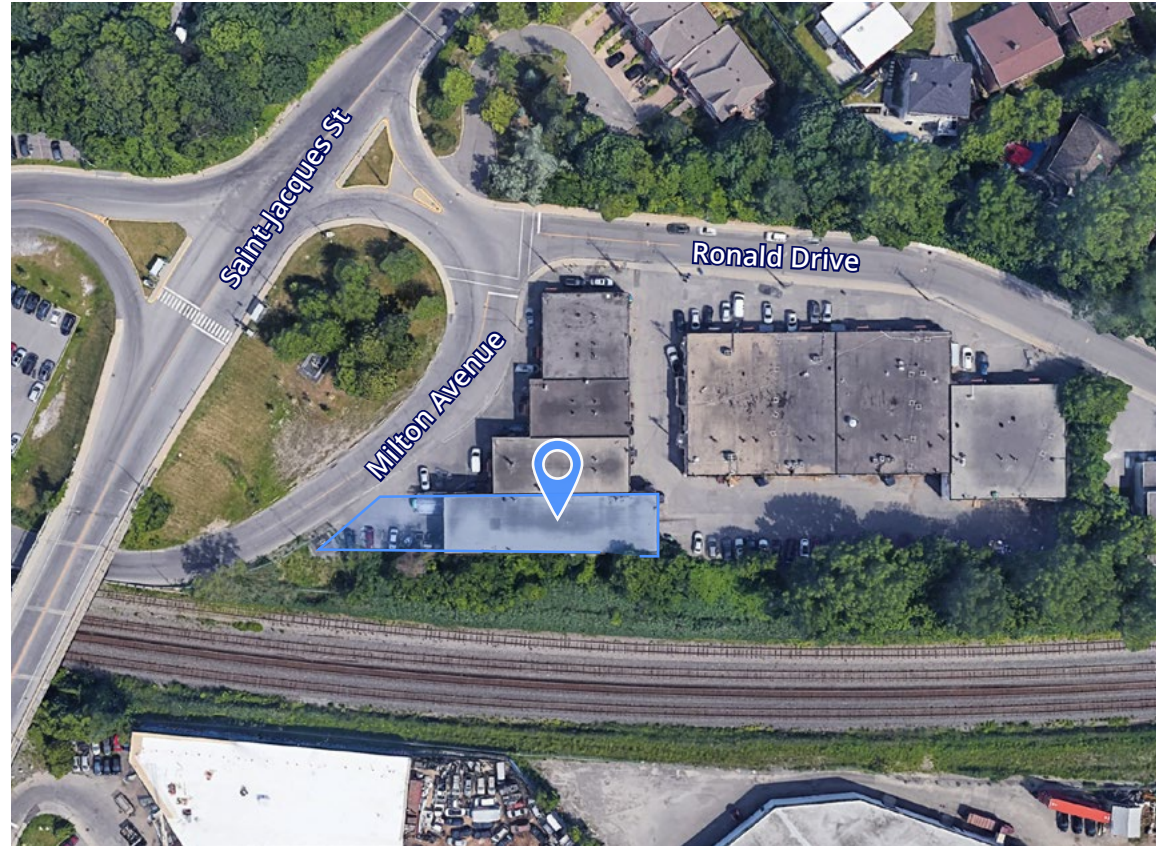
Bus routes 116, 123 & 356

Property Characteristics

Address	216 Ronald Drive, Montreal West
Available Area	8,000 SF (basement)
Clear Height	9' Ceilings
Dimensions of Available Space	40' wide x 150' long
Distance Between Columns	20' and 25'
Shipping	1 drive in door (for small trucks)
Sprinklers	Yes
Availability	March 2025
Net Rent	\$8.00/SF
Operating Expenses	\$2.35/SF

Highlights

- Commercial and industrial zoning
- Exterior parking
- Ideal for light manufacturing and warehousing





216 Ronald Drive, Montreal West | QC

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