



9175 - 9225 Boul. Langelier

Saint-Léonard



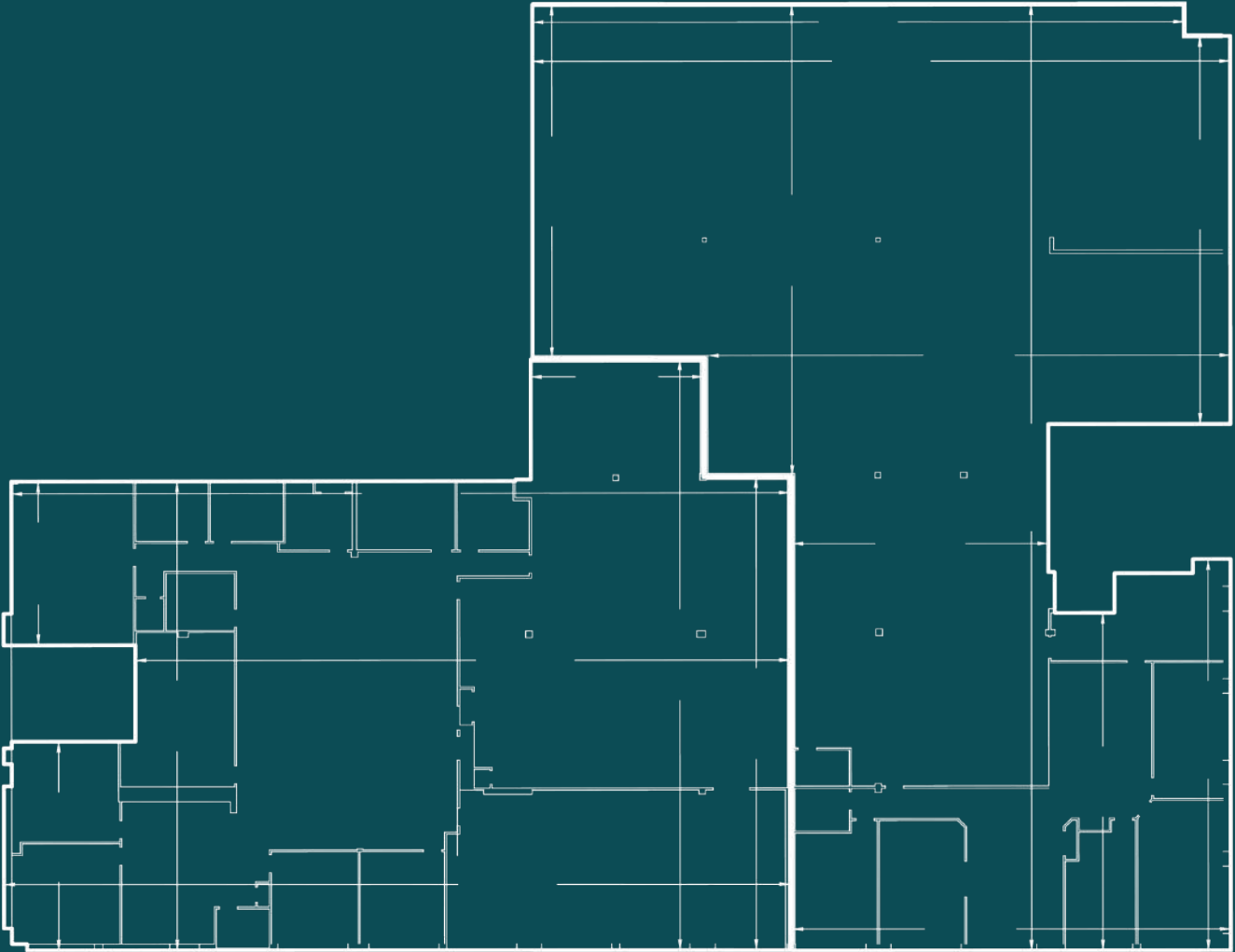
Industrial Space for Lease



± 24,000 to 32,000 SF

Space Details

Available Area	± 24,000 to 32,000 SF
Truck Level Doors	4
Drive-In Door	1
Clear height	24'
Zoning	Industrial
Availability	Immediate
Subdivisible	



WELCOME TO SAINT-LÉONARD

POPULATION 115,553

TOTAL PRIVATE DWELLINGS 47,425

OCCUPIED BY USUAL RESIDENTS 45,277

POPULATION DENSITY PER KM² 5,718.9

LAND AREA IN KM² 20.21

Abundant natural light throughout the space, creating a bright and functional working environment.

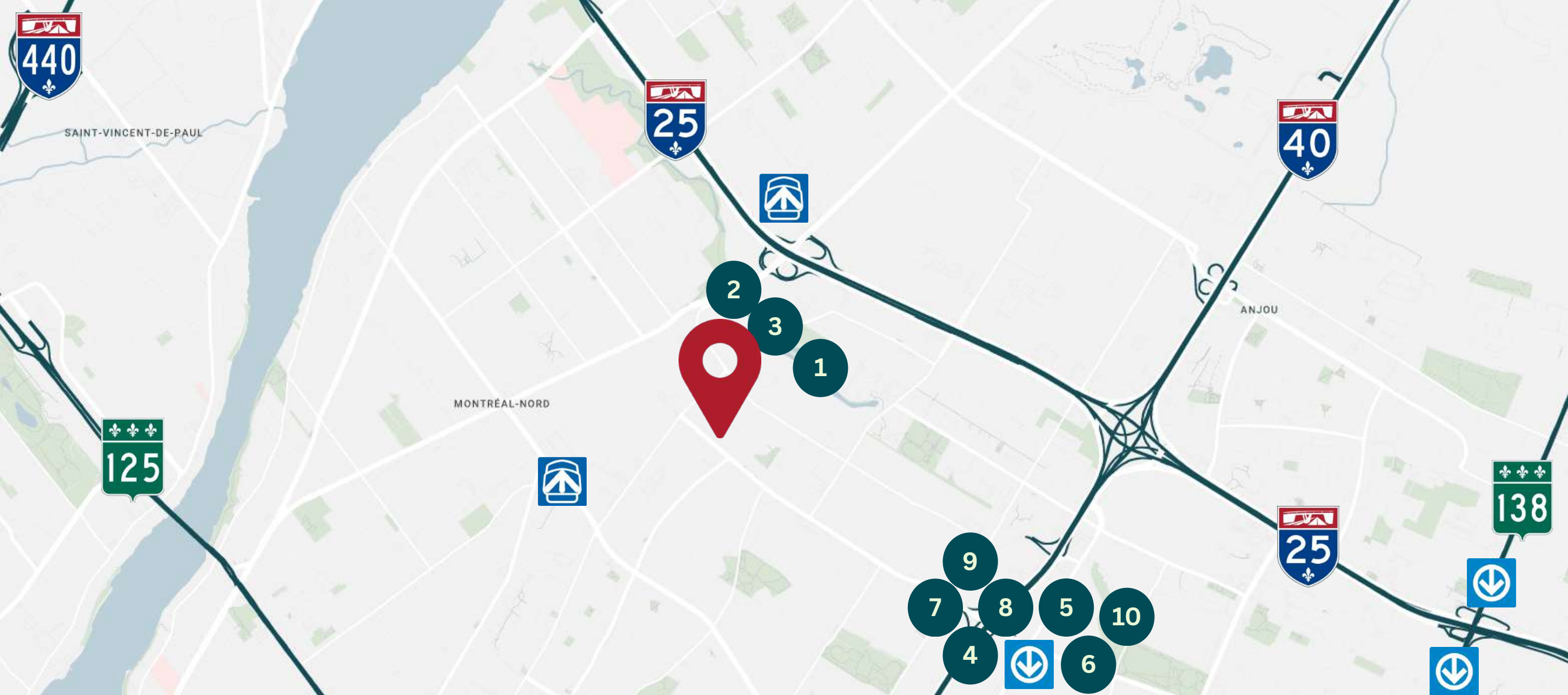
Prime location on Boul. Langelier with immediate access to Highways 40 & 25 and Boulevard Henri-Bourassa, offering excellent connectivity across Montreal.

Ample on-site parking for employees and visitors.

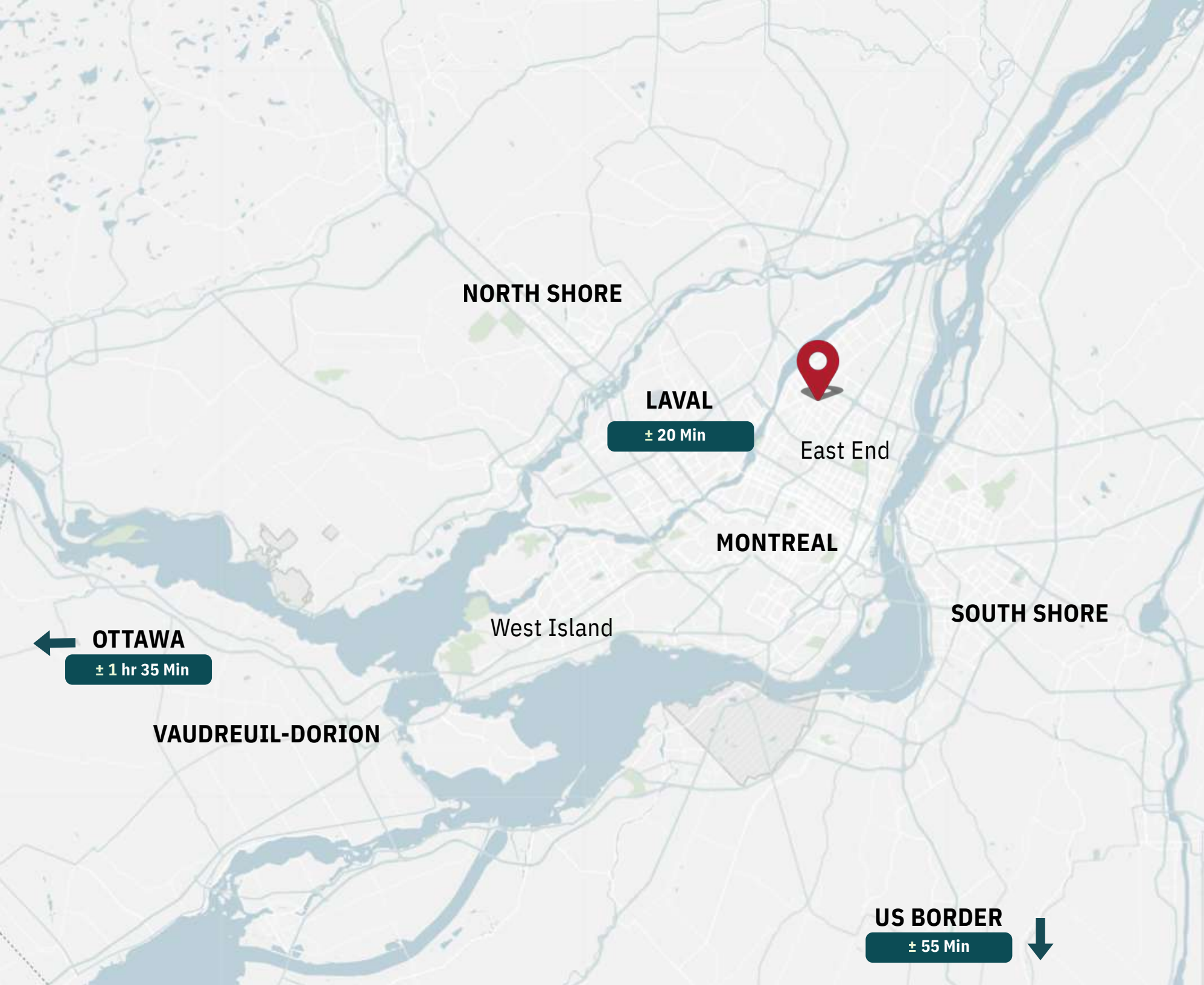
Well-maintained building offering a professional and clean industrial environment.

Easy truck access with convenient circulation for deliveries and logistics.

Close proximity to public transportation and a wide range of nearby services and amenities.



1	Costco	2	Home Depot	3	Rona	4	Tim Hortons	5	Canadian Tire
6	Walmart	7	Petro Canada	8	Ultramar	9	McDonald's	10	TD Bank



Driving Times

Madeleine-Parent Metro Station *	± 6 Min
Galleries d'Anjou	± 6 Min
Port of Montreal	± 15 Min
CN Intermodal Terminal	± 18 Min
Montréal-Trudeau International Airport	± 30 Min



Bus Times

# 33	Every ± 5-10 Min
# 141	Every ± 6-10 Min

* Metro station currently under construction





Real Estate Agency
4480 Chemin de la Côte-de-Liesse, suite
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514.736.0511

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