

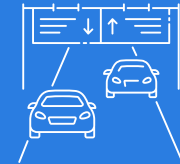


For Lease

Industrial Spaces for Lease with a Strategic Central Location

375-455 Deslauriers Street,
Saint-Laurent, QC

Featured Benefits



Great location



Proximity to
Highways 15 & 40



In close proximity to
future REM stations



Property Overview

Civic Address 375-455 Deslauriers Street,
Saint-Laurent, QC

Zoning Industrial

Suite 425-429 (combined)

Total Area ± 24,609 SF

Office Area ± 3,585 SF

Warehouse Area ± 21,024 SF

Clear Height 18'

Shipping 7 TL

Power 600V | 100A

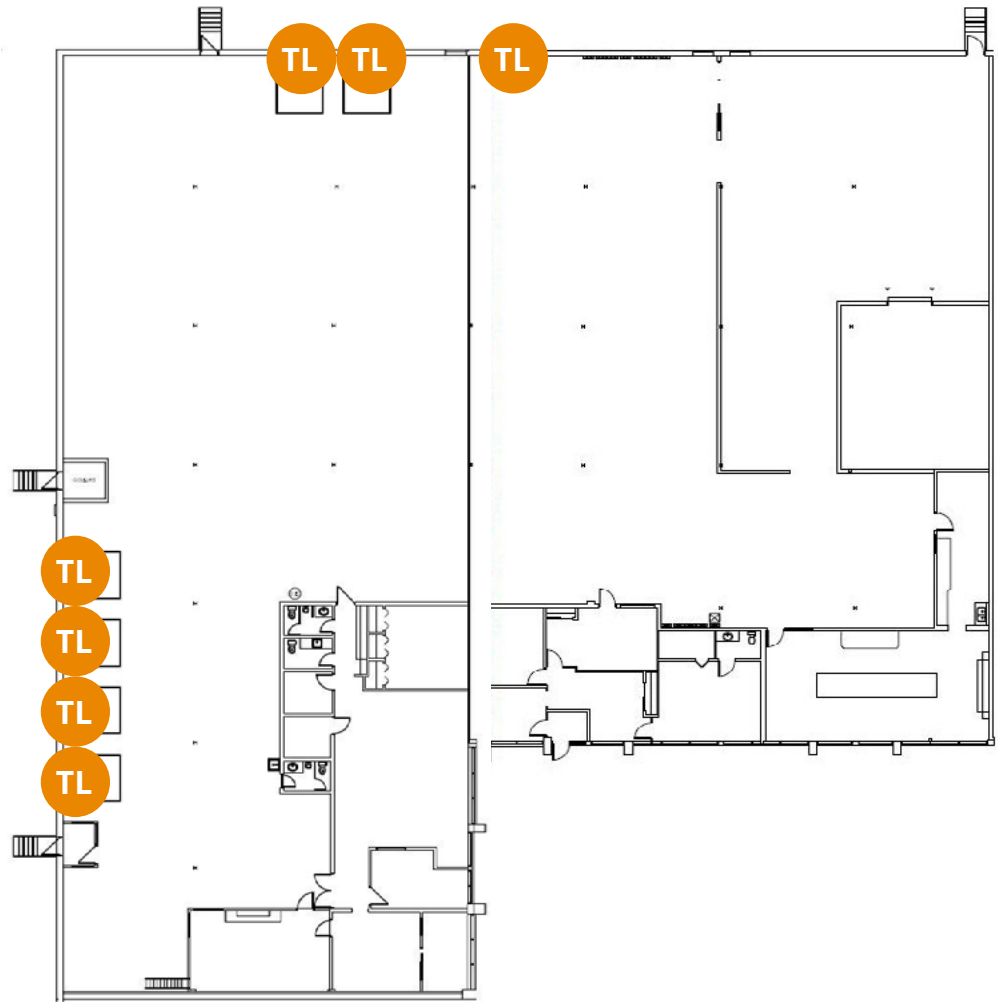
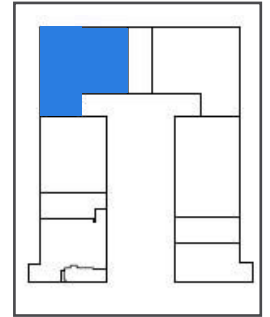
Availability Immediate



Opex:
\$4.38/SF



Asking Rate:
Contact Broker



Property Overview

Civic Address 375-455 Deslauriers Street,
Saint-Laurent, QC

Zoning Industrial

Suite 429

Total Area ± 13,361 SF

Office Area ± 1,336 SF

Warehouse Area ± 12,025 SF

Clear Height 18'

Shipping 6 TL

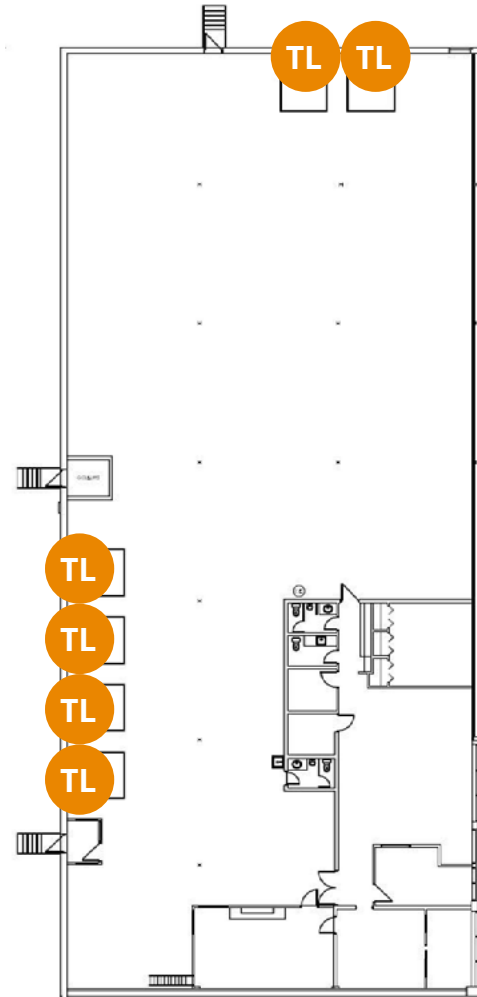
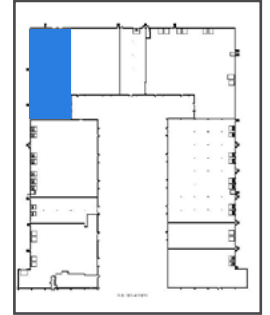
Availability Immediate



Opex:
\$4.38/SF



Asking Rate:
Contact Broker



Property Overview

Civic Address 375-455 Deslauriers Street,
Saint-Laurent, QC

Zoning Industrial

Suite 425

Total Area ± 11,248 SF

Office Area ± 2,249 SF

Warehouse Area ± 8,999 SF

Clear Height 18'

Shipping 1 TL

Power 600V | 100A

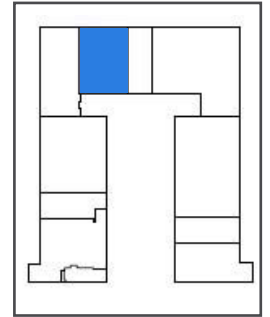
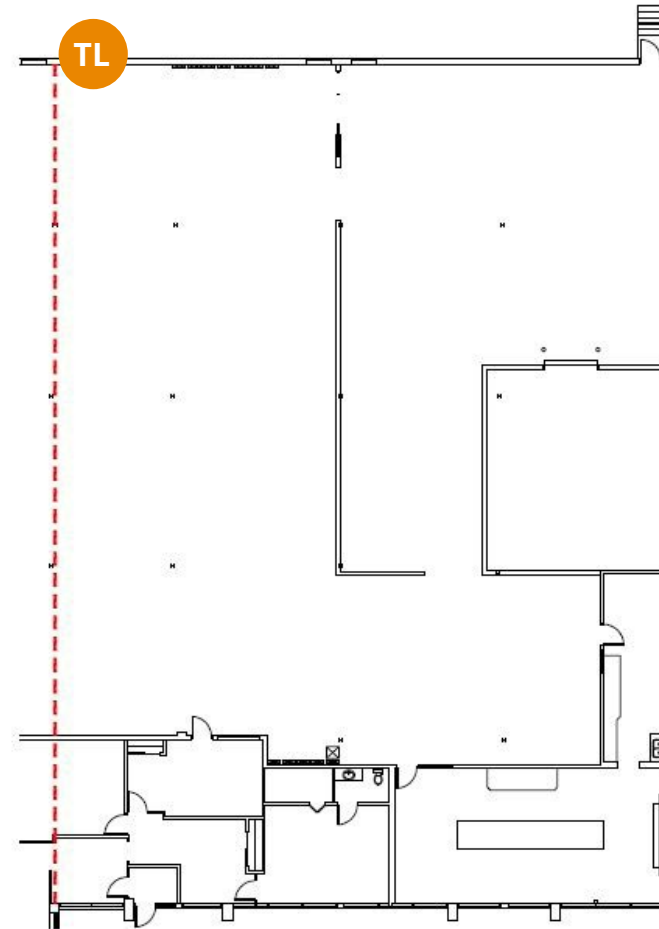
Availability Immediate



Opex:
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Asking Rate:
Contact Broker



Property Overview

Civic Address 375-455 Deslauriers Street,
Saint-Laurent, QC

Zoning Industrial

Suite 417

Total Area ± 5,909 SF

Office Area ± 1,182 SF

Warehouse Area ± 4,727 SF

Clear Height 18'

Shipping 1 TL

Power 600V | 100A

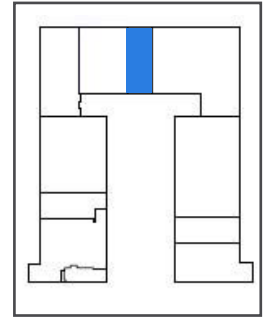
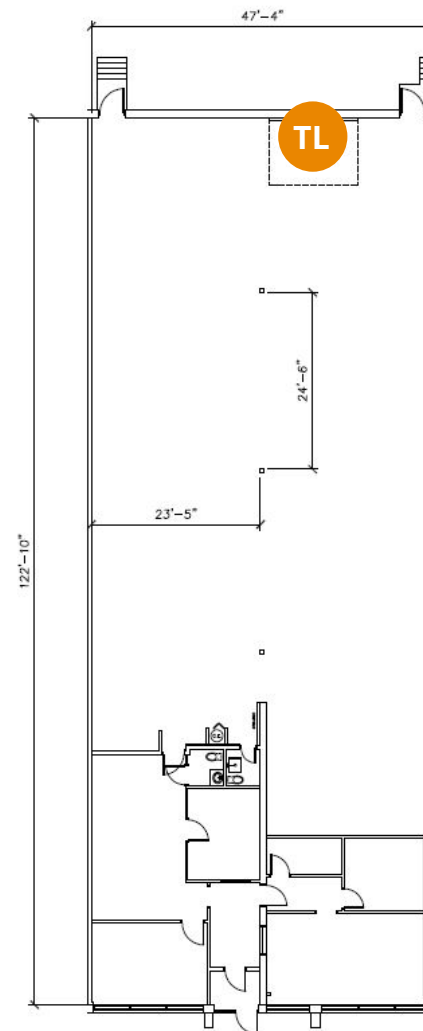
Availability Immediate



Opex:
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Asking Rate:
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Property Overview

Civic Address 375-455 Deslauriers Street,
Saint-Laurent, QC

Zoning Industrial

Suite 443

Total Area ± 5,642 SF

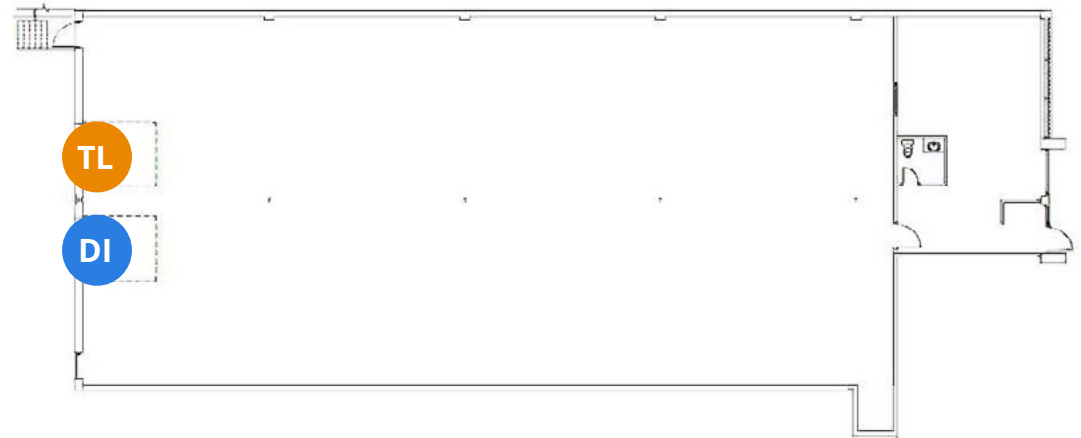
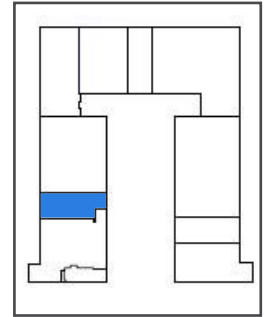
Office Area ± 564 SF

Warehouse Area ± 5,078 SF

Clear Height 18'

Shipping 1 TL | 1 DI

Availability Immediate



Opex:
\$4.38/SF



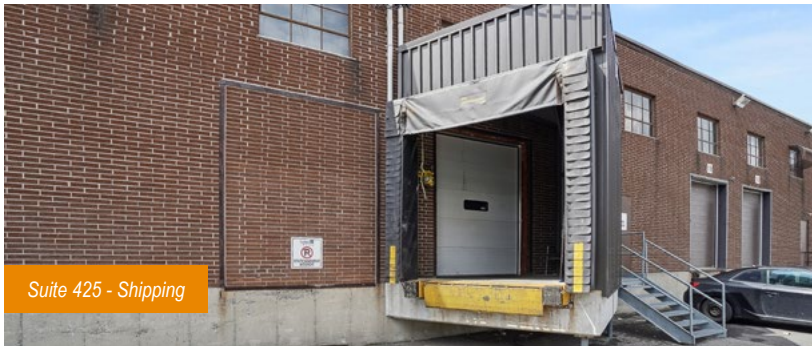
Asking Rate:
Contact Broker



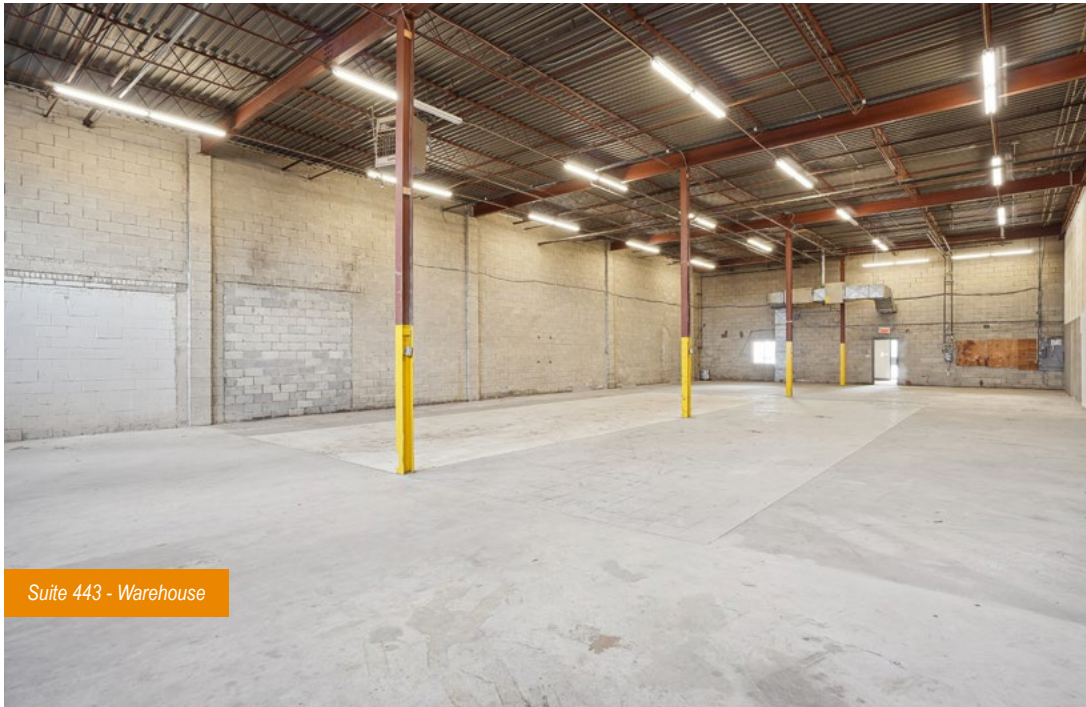
Suite 425 - Conference Room



Suite 425 - Warehouse



Suite 425 - Shipping



Suite 443 - Warehouse



Suite 443 - Office



Suite 443 - Shipping

Nearby Amenities

375-455 Deslauriers Street,
Saint-Laurent, QC

- | | |
|----|--------------------|
| 1 | Andalos |
| 2 | Deli Marita's |
| 3 | Café Mystique |
| 4 | Centre Vertu |
| 5 | Supermarché Byblos |
| 6 | National Bank |
| 7 | BMO Bank ATM |
| 8 | Ultramar |
| 9 | Shell |
| 10 | Jean-Coutu |
| 11 | Marché Central |

- **Highway 40**
0.5 km | 2 minutes

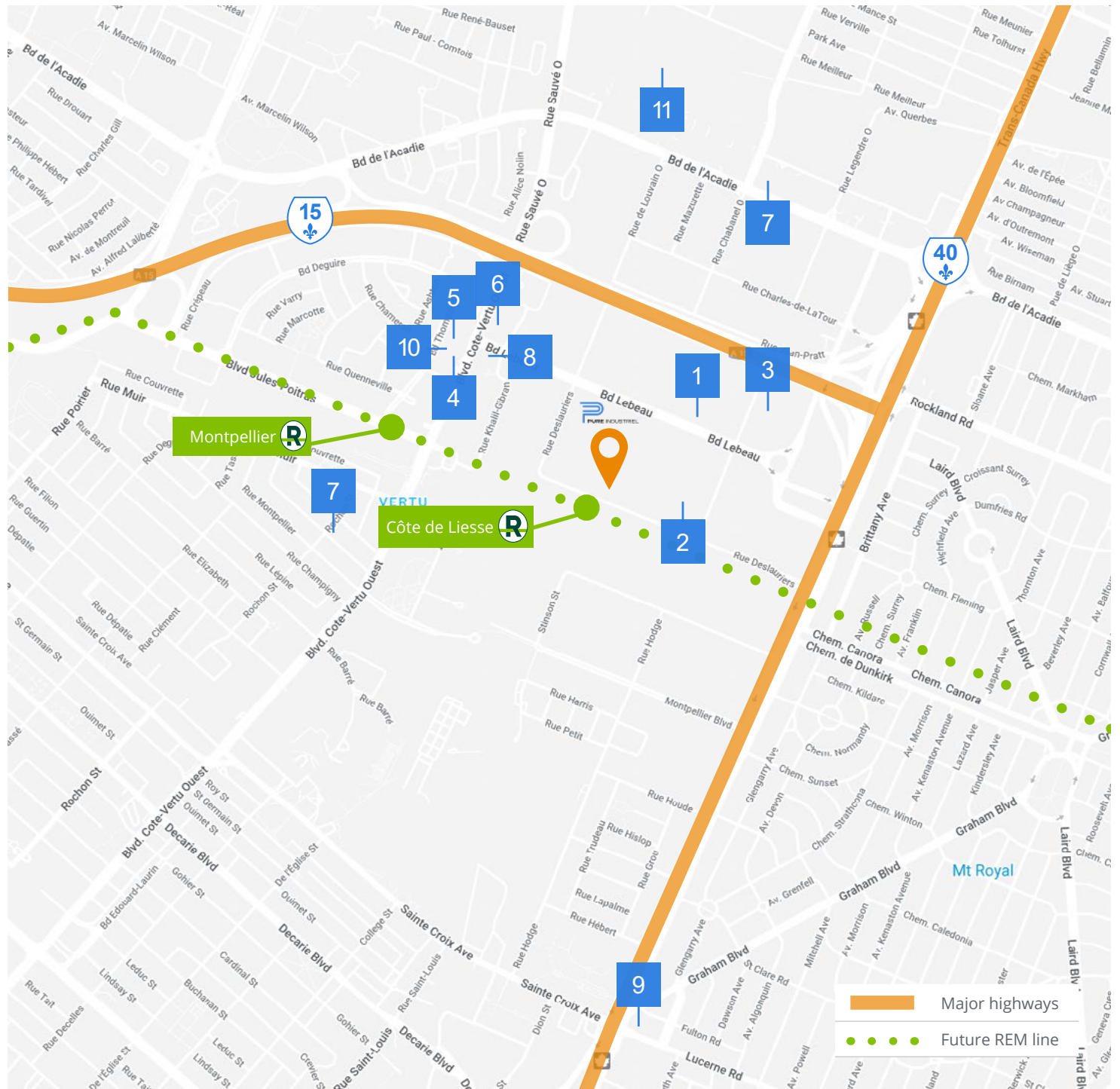
- **Highway 15**
0.25 km | 1 minutes

- **Bus 54**
2 minutes

- **Côte-Vertu Metro Station**
8 km | 10 minutes

- **Montpellier REM Station**
1.6 km | 20 minutes (walking)

- **Côte-de-Liesse REM Station**
2.9 km | 36 minutes (walking)



Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate.

Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

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With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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