

Colliers

Revised *Price*

New Inclusions



561-563 Lindbergh Street, Laval | QC

**± 24,856 SF industrial
condo** with visibility on
Highway 15



Turnkey
warehouse



Fully renovated
office space



Available
immediately

For Sale

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Property Highlights



Sign on facade with visibility from Highway 15



Remote-controlled alarm system with intruder, water leak and low-temperature detection



Indoor and outdoor camera system with Hik-Connect mobile app



Plumbing and LED electricity upgraded in 2020



Moen Flo remote water shut-off system



Grid windows



WiFi Access Point **included** throughout the building

Condo Features

Condo Areas

Office area	± 2,321 SF
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Warehouse area	± 22,535 SF
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Total area	± 24,856 SF
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Technical Specifications

Number of floors	1 + mezzanine
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Clear heights	± 18' up to ± 20' ± 9' up to ± 10' under mezzanine
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Shipping	2 drive-in doors (14' x 14') and (14' x 16') 1 truck level door (8' X 10')
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Electric entry	800 A 600 V
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Sprinklers	Yes
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Parking	± 10 stalls
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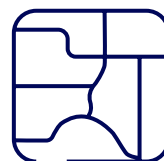
Other condo details

Private lot number	4 303 722
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Common lot number	4 324 424
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Share	75 %
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Asking price : \$ 4,800,000
(± \$ 193.11/SF)



Zoning

Commercial and industrial
(ZC-2143)

Warehouse Space Description



Inclusions

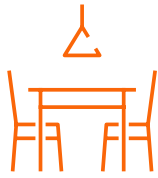
2,000-pound
industrial racking*

"Double Reach"
forklift truck

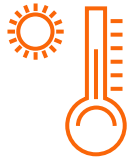
* Withdrawal free of charge
if desired



Office Space Description



Staff room with full kitchen and garage door to outside tables



Electric heating, air conditioning in offices and staff room, all on programmable electronic thermostats managed remotely by Honeywell Resideo



No phone sockets or wires, must be "voice over IP" via wired Internet or WiFi

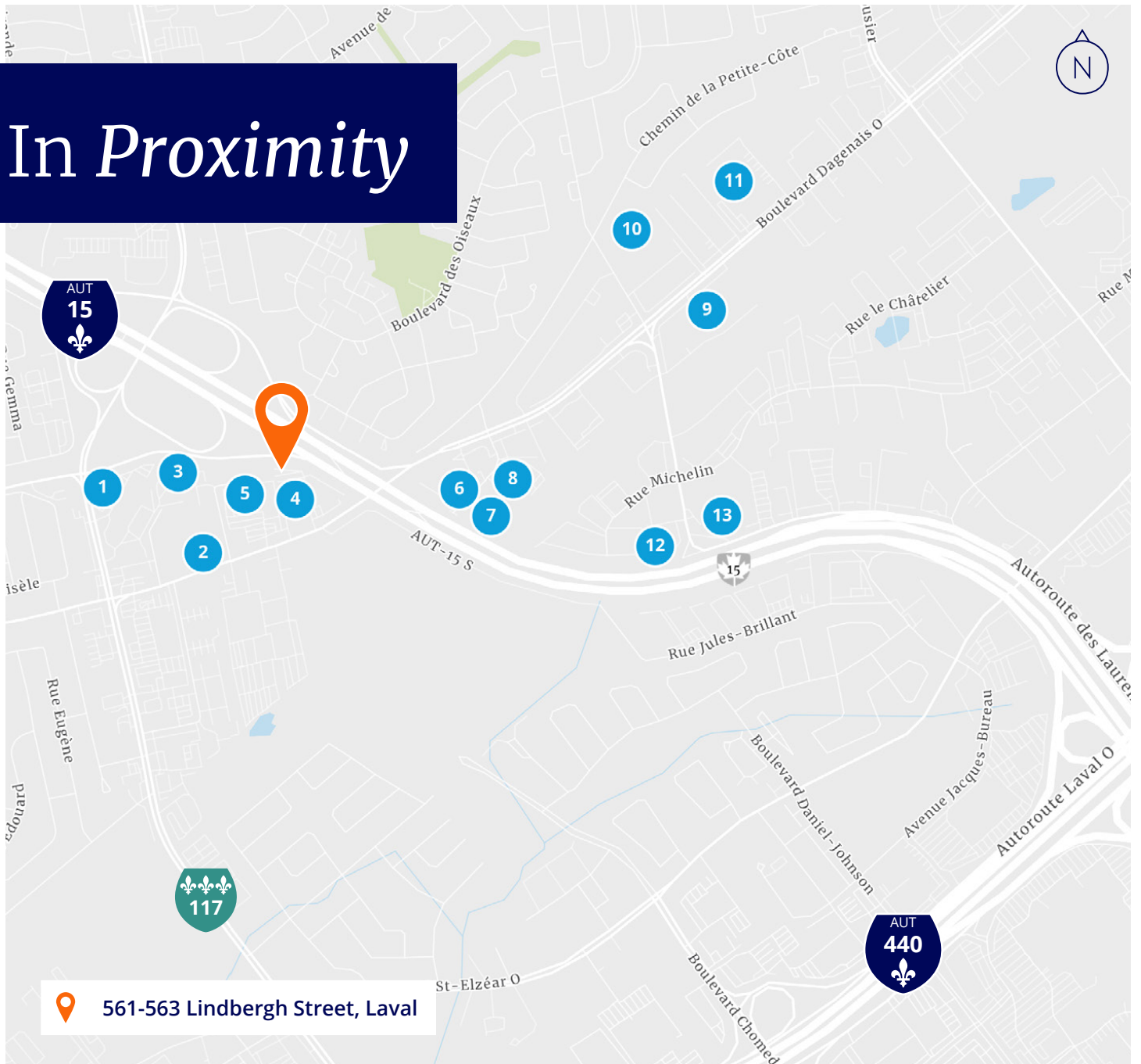
WiFi hotspot and Ethernet switch **included** - *connect to your internet and get up and running straight away*



Fully renovated
office space



In Proximity



561-563 Lindbergh Street, Laval

1 Canadian Tire

2 Tempo Logistik

3 Veilleux Transit

4 Automobile en Direct.com

5 C.A. SPENCER

6 Linen Chest

7 TERAPRO Construction

8 Mecaer America

9 Kruger Products

10 Nutrinor

11 Purolator

12 MONTONI

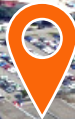
13 Howmet Aerospace



Located in Laval's
Parc Industriel
Centre



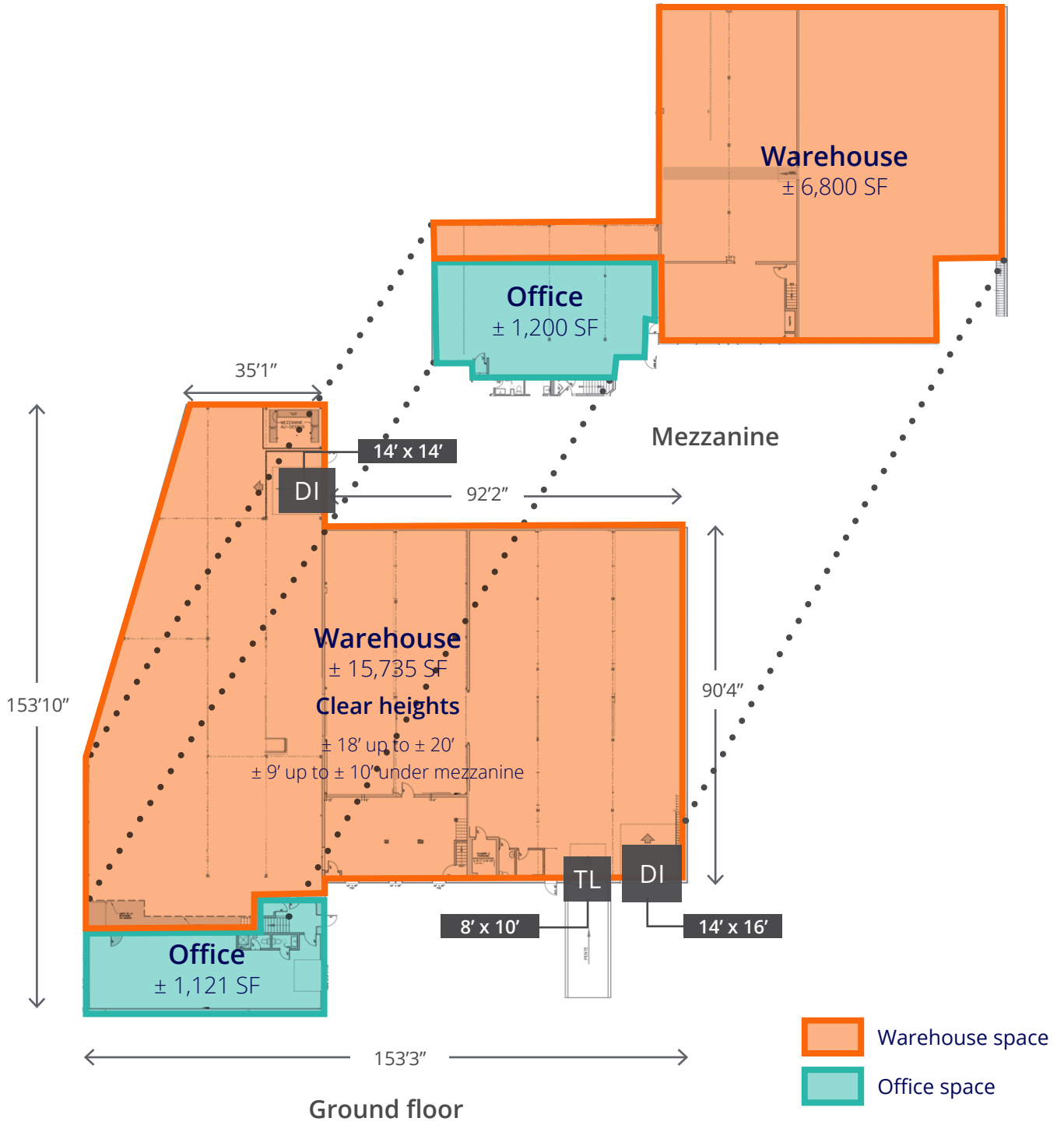
▲ Montréal
12 min



Dagenais Boulevard West

Lindbergh Street

Condo Plan



Certificate of Location Plan





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