

The Savills logo consists of a yellow square with the word "savills" in a lowercase, red, sans-serif font.

# FOR LEASE

**2345 Lapierre Street  
LaSalle, Qc**

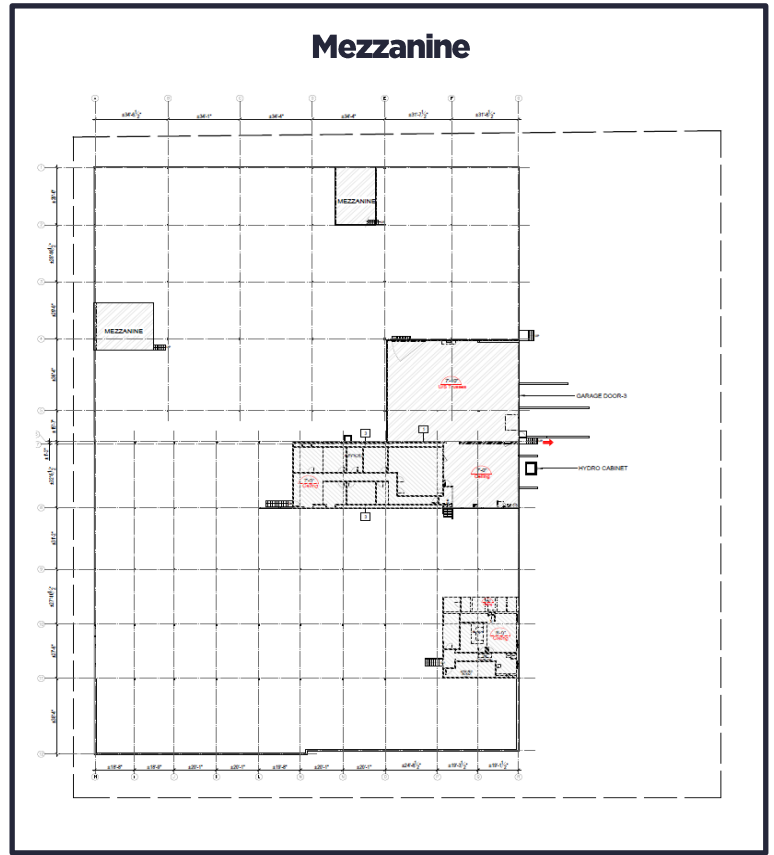
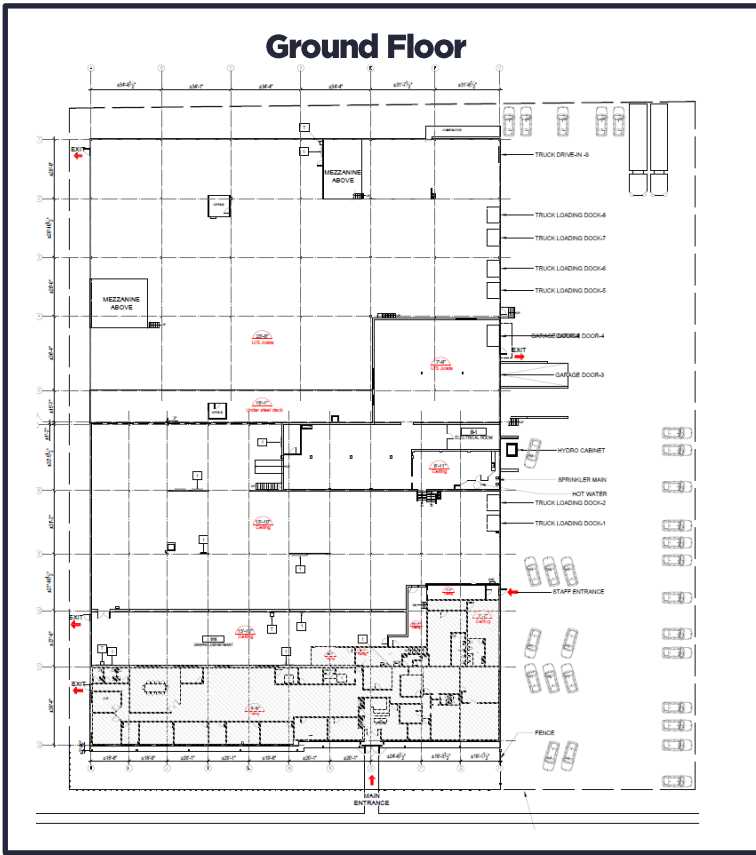


**69,413 SF INDUSTRIAL BUILDING  
READY FOR OCCUPANCY**

## Property Highlights

- Excellent location, proximity to the Downtown Core, Airport, Highways 20, 13 & 720
- LED Lighting throughout warehouse
- Public Transportation close by
- Retail and restaurants located nearby
- Racking is included in the high bay
- Zoning includes warehouse / distribution (rare in LaSalle) and manufacturing

# Floor Plans



## Property Details

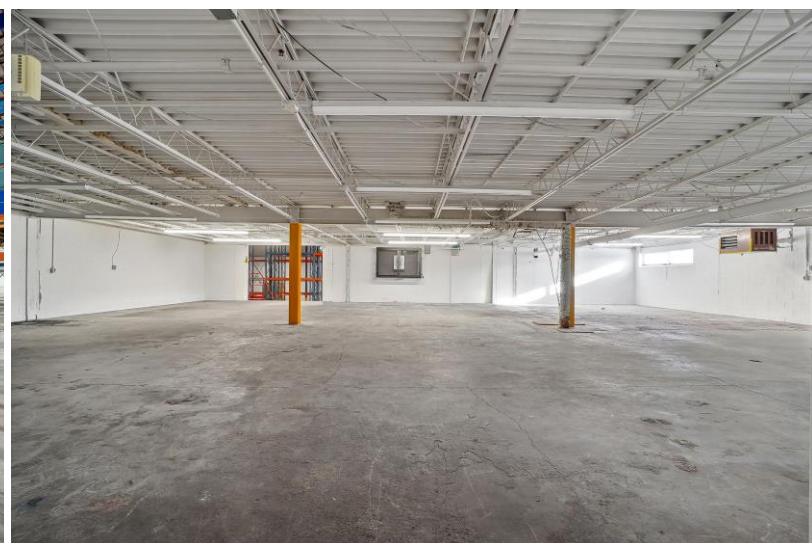
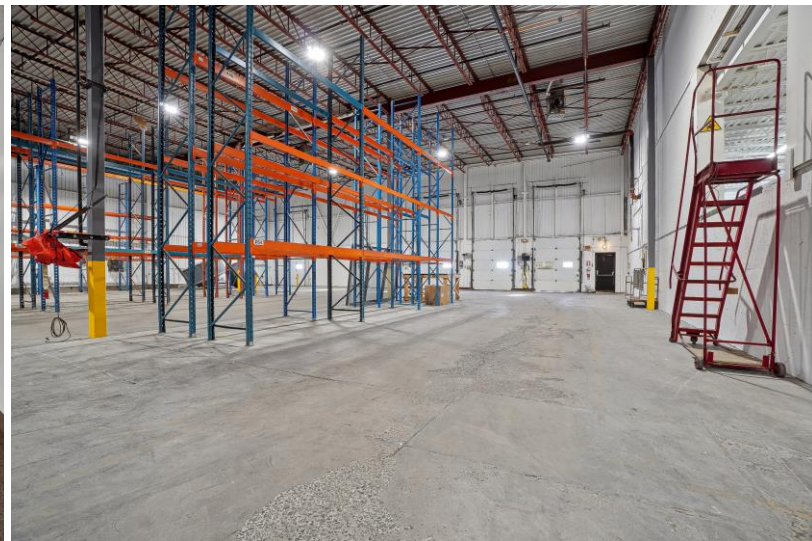
<b>TOTAL BUILDING AREA</b>	<b>± 69,413 sq. ft.</b>
<b>Ground Floor</b>	
Office area	± 9,182 sq. ft.
Warehouse area	± 50,731 sq. ft.
<b>Mezzanine Area</b>	
Office area	± 3,796 sq. ft.
Warehouse area	± 5,704 sq. ft.
<b>Land area</b>	<b>102,902 sq. ft.</b>



Clear height	23'8", 18' & 13'10"
Shipping doors	7 truck-level 2 drive-in door
Zoning	Industrial - I12-18
Electricity	2000 Amps   600 Volts
Lighting	LED
Sprinklers	Yes
Parking	47 cars
Availability	Immediately







## Financial Information

### NET RENTAL RATE:

\$13.50 / SF

### ADDITIONAL RENT:

\$3.63 / SF

### ELECTRICITY:

Metered







2345 LAPIERRE

Angrignon metro station		3.8 km
Bus line # 109		86 meters
Montreal P.E.T. Airport		13.2 km
Highway 20		1.9 km
Highway 13		5.6 km



**Paul Fischlin**  
 Executive Vice President  
 Real Estate Broker  
 +1 514 777 5676  
[pfischlin@savills.ca](mailto:pfischlin@savills.ca)

**Justin Share**  
 Associate  
 Commercial Real Estate Broker  
 +1 514 501 0145  
[jshare@savills.ca](mailto:jshare@savills.ca)

3773 boulevard Côte-Vertu, suite 160, Saint-Laurent, Québec H4R 2M3 | +1 514 416 1270

The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.