



INDUSTRIAL BUILDING
FOR SALE

2686

Chemin de la Petite-Côte

Laval



PROPERTY DETAILS



FEATURES

- Strategically positioned near Highways 15, 440, and Route 117, providing convenient access to the Greater Montreal Area.
- Prime location within a highly desirable industrial park.
- Ample on-site parking spots for both employees and visitors.
- Generous outdoor storage space, suitable for various industrial uses.
- Flexible zoning allowing for a wide range of operations.



TOTAL BUILDING AREA

± 18,329 SQ.FT.



TOTAL WAREHOUSE

± 10,537 SQ.FT.



MEZZANINE

± 537 SQ.FT.



TOTAL OFFICE

± 7,792 SQ.FT.



1ST FLOOR OFFICE

± 3,896 SQ.FT.



2ND FLOOR OFFICE

± 3,896 SQ.FT.



LAND

± 54,981 SQ.FT.



TRUCK-LEVEL DOORS

2



DRIVE-IN DOOR

1



CLEAR-HEIGHT

24'



LIGHTING

LED



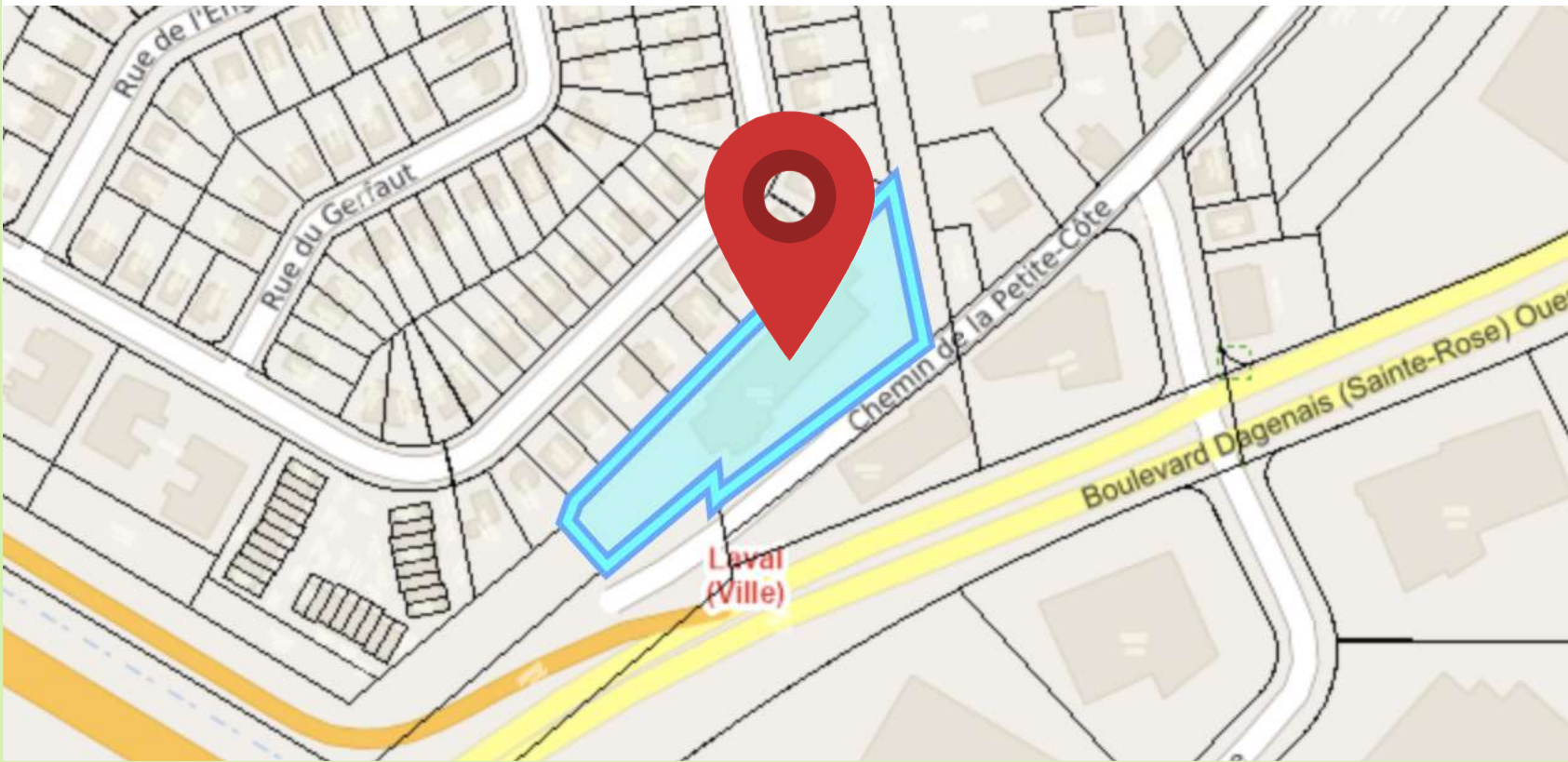
CAR PARKING

30 Stalls

ZONING DETAILS

ZONE: INDUSTRIAL ZC-4129

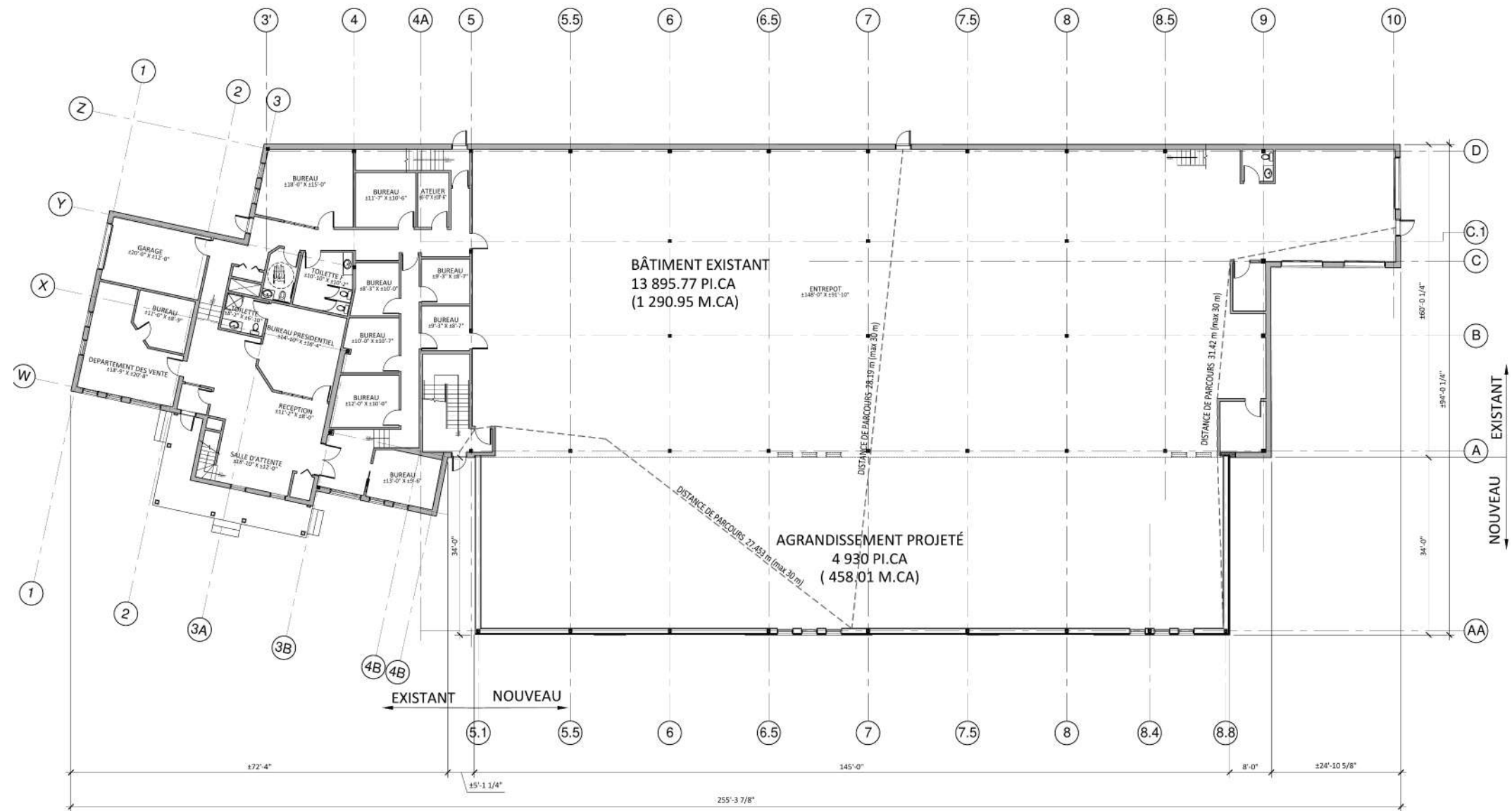
SERVICES, RETAIL, LODGING, RESTAURANTS, AND ENTERTAINMENT (C2)
HIGH-IMPACT COMMERCIAL (C4)
CRAFTS AND LIGHT INDUSTRY (I1)
WAREHOUSING, DISTRIBUTION CENTER AND WHOLESALE (I2)



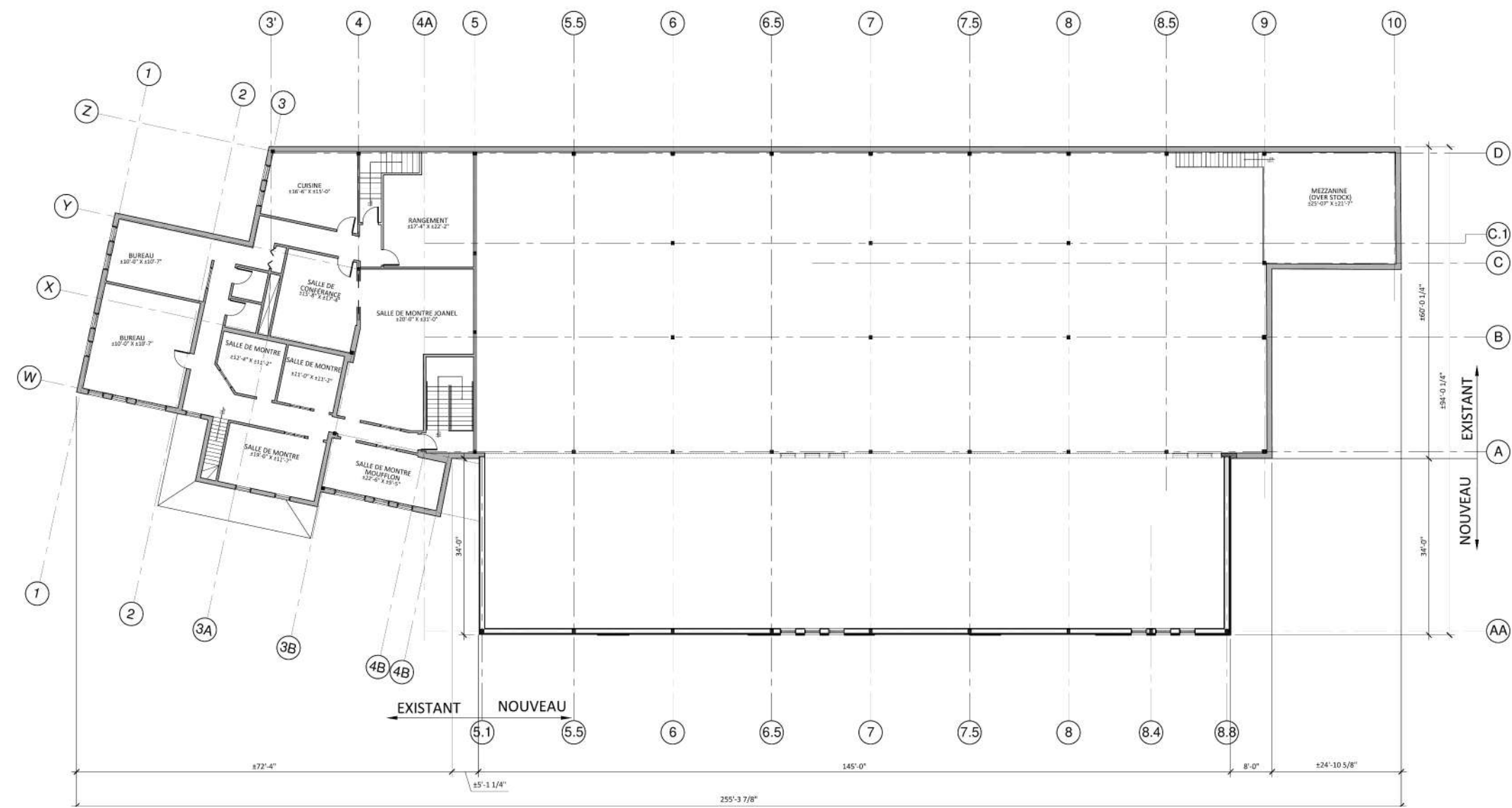
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EXPANSION PLANS

GROUND FLOOR



SECOND FLOOR



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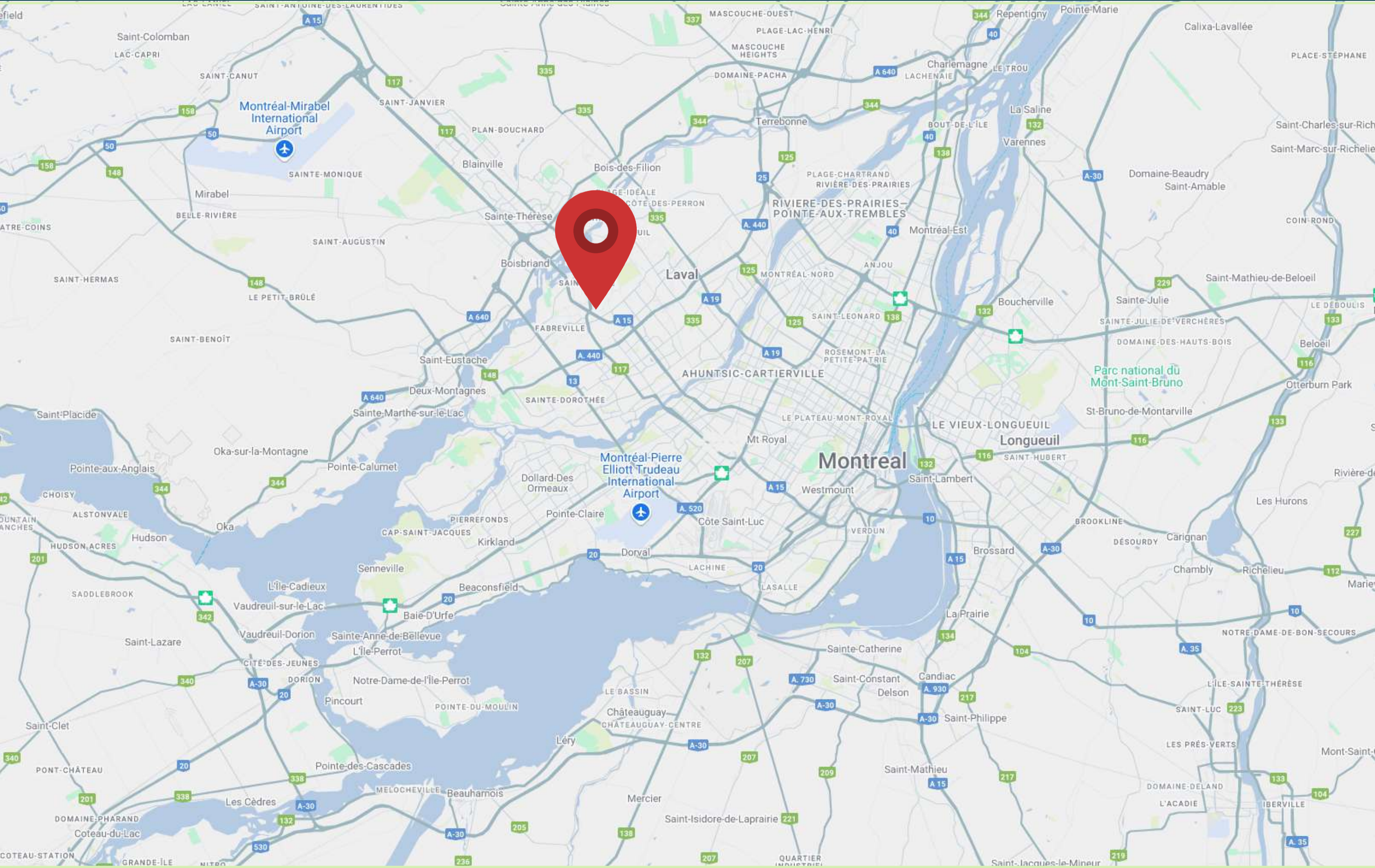
LOCATION

Strategically positioned near **Highways 15, 440, and Route 117**, providing convenient access to the **Greater Montreal Area**.
Prime location within a **highly desirable industrial park**.



view map

1	Bistro Le Rossignol
2	Subway
3	CF Carrefour Laval
4	Costco
5	IGA Extra
6	Centropolis
7	Canadian Tire
8	St-Viateur Bagel
9	Thai Express
10	Bravo Bistro
11	Pharmaprix
12	Jean-Coutu



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