

63
53

DES GRANDES PRAIRIES

BOULEVARD
SAINT-LÉONARD

INDUSTRIEL | INDUSTRIAL
À LOUER | FOR RENT

6,621

PI CA
SQ.FT.



PARTICULARITÉS | FEATURES

Année de construction | Year of construction : **1990**
Nombre d'étages | Number of storeys: **1**
Superficie totale | Total square footage : **6,621 PI CA**
Superficie entrepôt | Warehouse: **5,166 PI CA**
Superficie bureau | Office: **approx 1,455 PI CA**
Hauteur libre | Clear height : **18'**
Portes au sol | Drive in door: **0**
Quais de chargements | Loading docks: **2**
Colonnes | Columns Spacing : **24'6" x 35'**
AMPS: **200 amps (347/600v)**
Électricité | Electricity: **au compteur, metered**
Disponible | Available : **SEPTEMBRE/ SEPTEMBER 2024**





LOYER ADDITIONNEL
ADDITIONAL RENT
(2024)

5,26 \$
PI CA
SQ.FT.

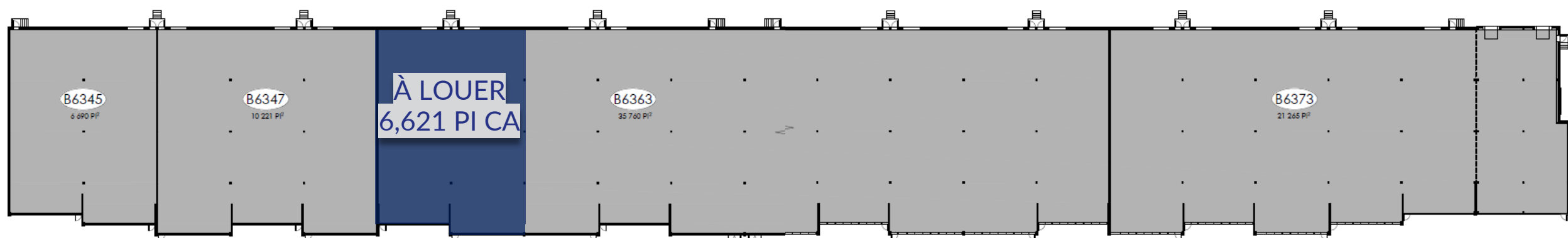
FRAIS D'EXPLOITATION
OPERATING EXPENSES

1,98 \$
PI CA
SQ.FT.

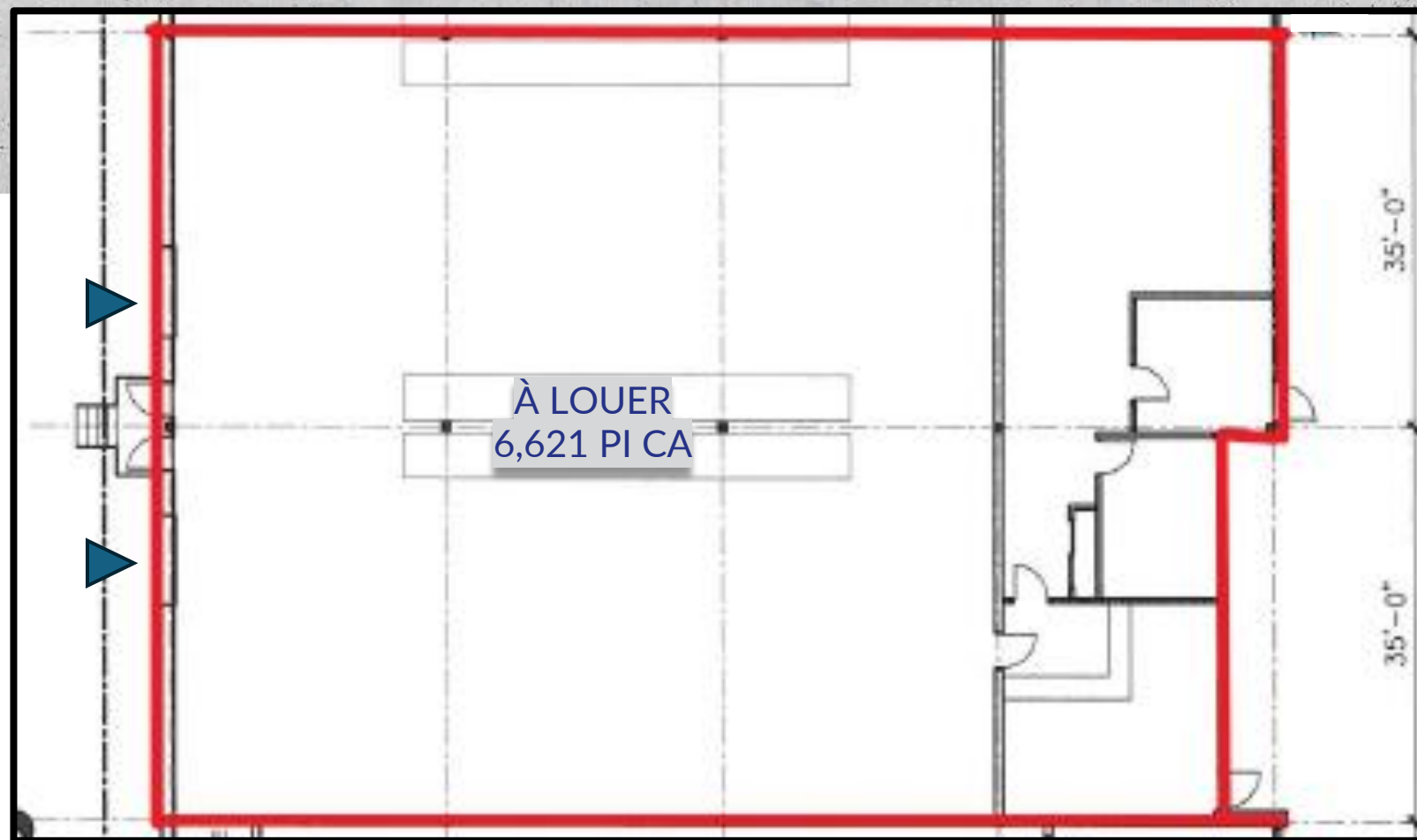
TAXES FONCIÈRES
PROPERTY TAXES

3,28 \$
PI CA
SQ.FT.

PLANS



PLANS



EMPLACEMENT | LOCATION



LANGELIER: 5.7 KM
GREEN LINE:
ANGRIGNON / HONORÉ-BEAUGRAND
ANNUAL TRANSIT: 2,605,084 TRIPS/YEAR

RADISSON: 7.2 KM
GREEN LINE:
ANGRIGNON / HONORÉ-BEAUGRAND
ANNUAL TRANSIT: 3,775,350 TRIPS/YEAR



33 LANGELIER
(NORTH/SOUTH)

39 DES GRANDES-PRAIRIES
(EAST-WEST)



**SAINT-LÉONARD - MONTRÉAL-
NORD STATION: 1.0 KM**
MASCOCHE / CENTRAL STATION
ANNUAL TRANSIT: 2,772,000 TRIPS/YEAR



ROAD 125 ▶ 3.2 KM
HIGHWAY 25 ▶ 4.5 KM
A-25 BRIDGE ▶ 4.9 KM
A-40 METROPOLITAN HIGHWAY ▶ 5.3 KM
L-H-LAFONTAINE TUNNEL ▶ 9.8 KM

CONTACT

NICK CERAVOLO

Directeur, Location

Director, Leasing

514.893.1710

Nceravolo@groupepetra.com

TALI MAILHOT

Conseillère Principale, Location

Senior Leasing Manager

514.887.5219

Tmailhot@groupepetra.com

WWW.GROUPEPETRA.COM