



5850 Maurice-Cullen Street | Laval, QC

Industrial Building with Dual-Sided Shipping **for Lease**

Jean-Marc **Dubé**

Executive Vice President
Chartered Real Estate Broker
+1 514 764 2829
marc.dube@colliers.com

Vincent **Iadeluca***

Senior Vice President
Real Estate Broker
+1 514 764 2831
vincent.iadeluca@colliers.com

Max **Francischiello, MBA**

President
Chartered Real Estate Broker
+1 514 729 8484
maxf@asgaard.ca

MACH
ASGAARD
▲▲



Accelerating success.

Property Overview

Civic Address 5850 Maurice-Cullen Street, Laval, QC

Land Area ± 276,963 SF

Total Available Area ± 60,000 - 137,745 SF

Warehouse Area ±119,000 SF

Office Area ±18,345 SF

Clear Height 26'

Shipping 16 TL | 2 DI

Column Span 36'4" x 40'

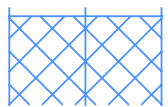
Sprinklers Yes

Trailer Parking 10

Power 2x 400 A
550/220-110 V

Zoning Z1:2 7016 (Industrial)
I1, I2, I3
C1, C5, C7

Construction year 2006



Fenced and Secured
Yard



Outdoor Storage
Permitted



Rental Rate
Contact the brokers



Opex
\$5.04

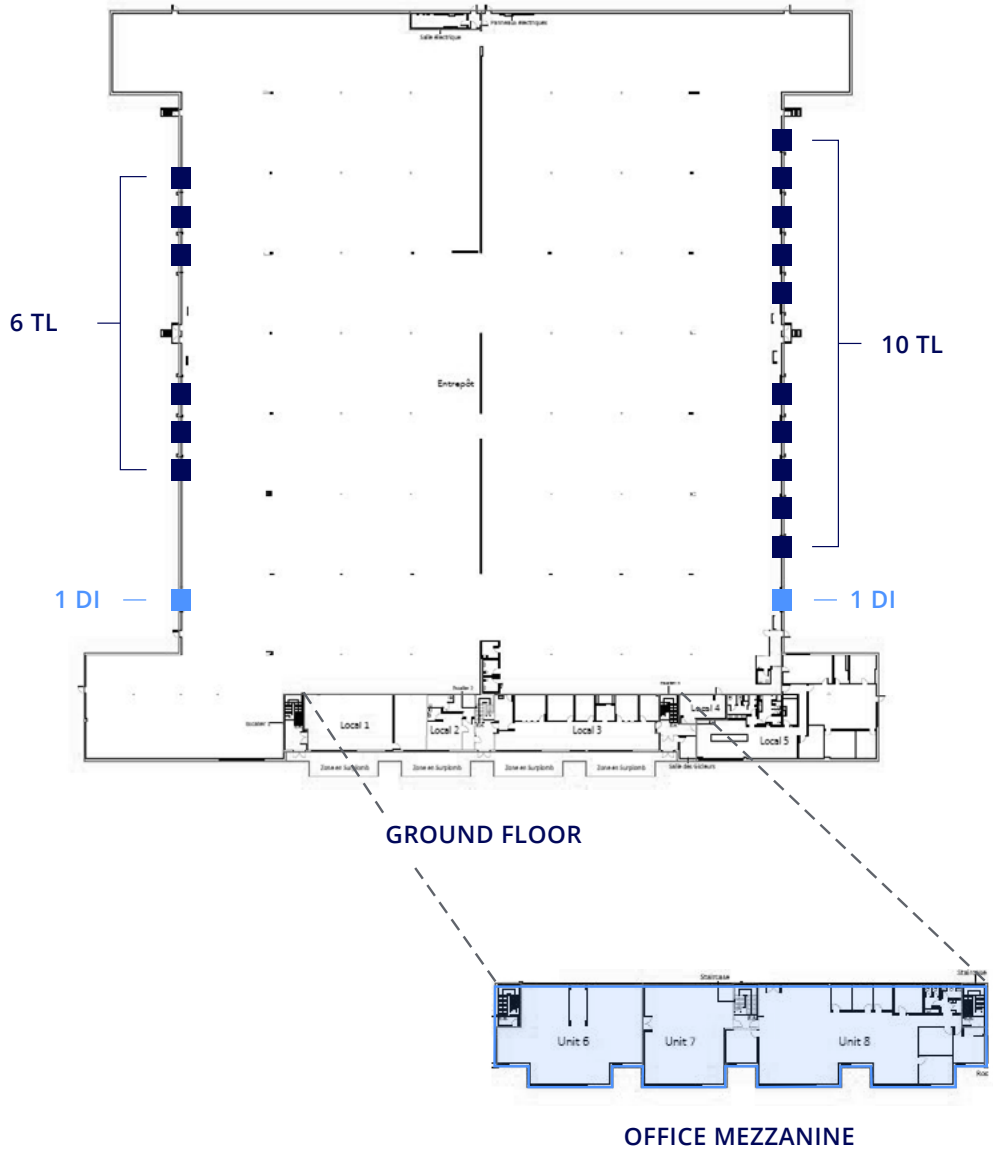


Availability
Immediate

Property Photos



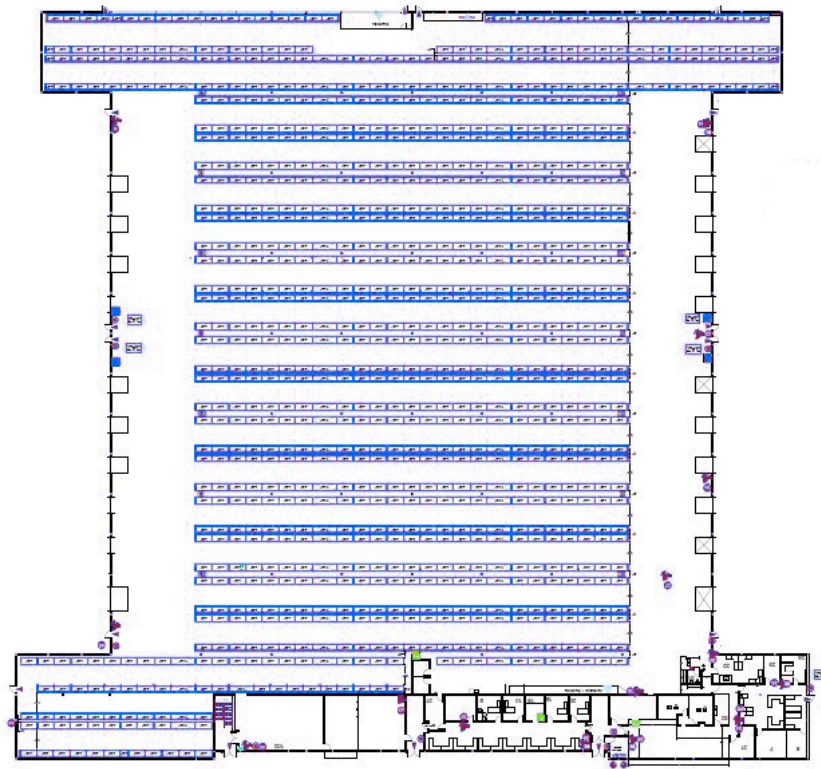
Site Plan



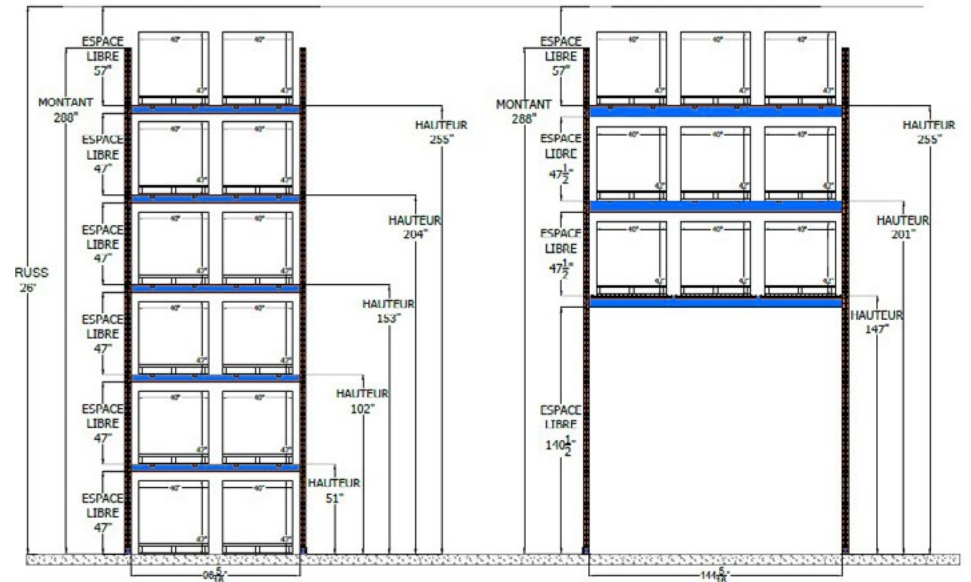
- 16 truck-level doors
- 2 drive-in doors

Racking Plans

TOP VIEW

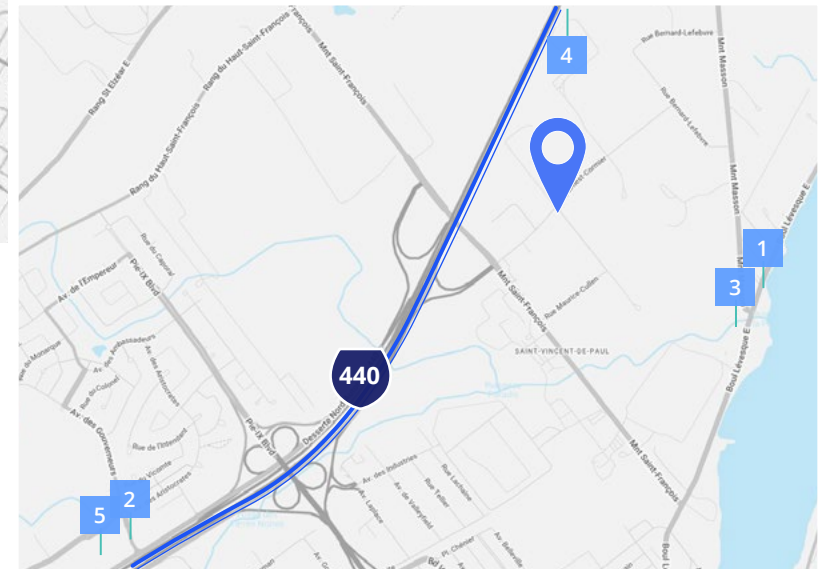


SELECTIVE PALLET RACKING - ELEVATION VIEW



11,052 Pallet positions with reach truck and 42" high pallets.

Property location



Highway 440	1 min 450 m
Highway 25	5 min 3.8 km
Downtown Montreal	28 min 29.1 km

1	Harnois	4	A&W
2	Esso	5	McDonald's
3	Depanneur		



5850 Maurice-Cullen Street | Laval, QC

Jean-Marc **Dubé**

Executive Vice President
Chartered Real Estate Broker
+1 514 764 2829
marc.dube@colliers.com

Vincent **Iadeluca***

Senior Vice President
Real Estate Broker
+1 514 764 2831
vincent.iadeluca@colliers.com

Max **Francischiello, MBA**

President
Chartered Real Estate Broker
+1 514 729 8484
maxf@asgaard.ca

MACH
ASGAARD



collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency. *Vincent Iadeluca Real Estate Services Inc.

Accelerating success.