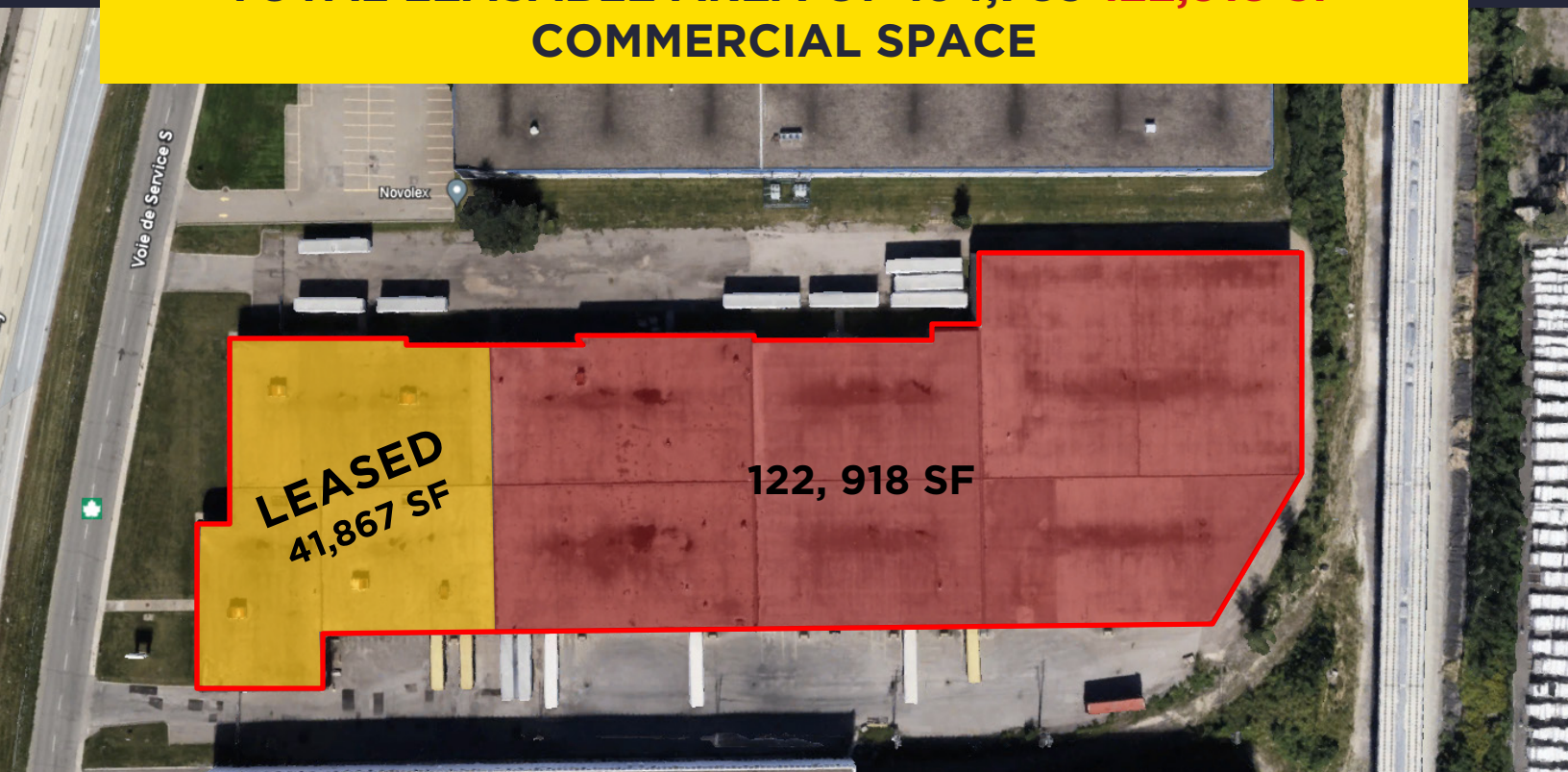


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FOR LEASE

1480-1550 Trans-Canada Highway
Dorval, Qc

TOTAL LEASABLE AREA OF ~~164,785~~ 122,918 SF
COMMERCIAL SPACE



Reduced price – contact brokers for details

- Excellent location, proximity to Dorval Airport, the new high-speed rail station, public transportation at front door
- Easy access to all surrounding major autoroutes & over 100,000 passing vehicles daily
- Also has commercial zoning

Property Details

Total available area	122,918 sq. ft.
Land area	292,207 sq. ft.
Lot number	1 525 277
Clear height	21'
Year built	1975
Shipping	9 truck-level doors 4 interior drive-in doors
Parking	120 stalls
Zoning	Industrial / Commercial
Electricity	600 Amps 550 Volts
Occupancy	May 1 st , 2024

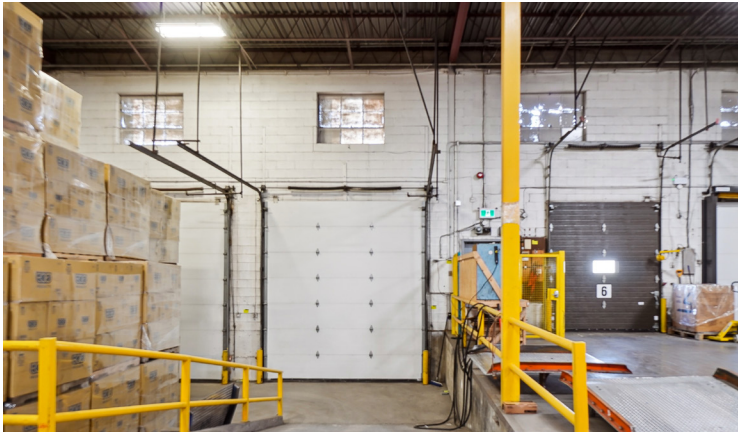


Financial Details

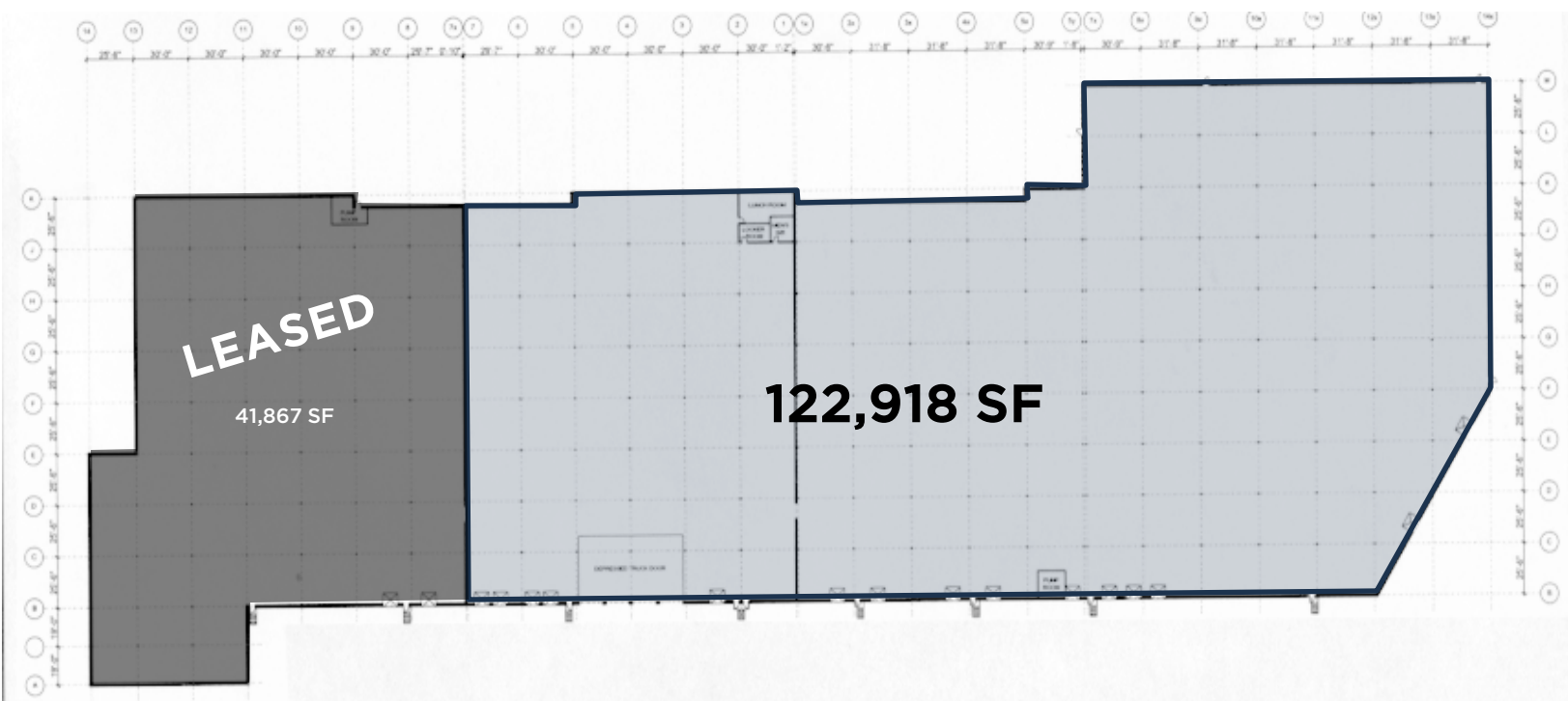
Rental rate	Contact brokers
Operating costs	\$4.47 / SF

ZONING ADVANTAGE

The zoning not only permits industrial operations but also allows for commercial activities, such as showrooms or retail sales and services.



Floor Plan





**Pierre-Elliott
Trudeau Airport**

1480-1550 Trans-Canada

#409

Nearby Amenities

- Proximity to Highways 40, 20, 13 & 520
- Pierre-Elliott Trudeau Airport: 13 Mins
- Downtown Montreal: 23 Mins
- Bus stop # 409: 2 Mins

Contact

Erik Charton, SIOR

Executive Vice President
Real Estate Broker
+1 514 591 9522
echarton@savills.ca

Justin Share

Associate
Commercial Real Estate Broker
+1 514 501 0145
jshare@savills.ca

savills

3773 Côte-Vertu Boulevard, Suite 160
Saint-Laurent, Québec H4R 2M3

+1 514 416 1270

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