



8295-8305 Rue du Creusot

Saint-Léonard



Industrial Building for Sale / for Lease

± 14,000 SF

Total Building Area	± 14,000 SF	Clear Height	15'
Unit 1	± 2,000 SF	Zoning	I-1040 (IA, IB, IC, CF, CG, PE, PF)
Unit 2	± 4,500 SF	Electrical Entry	200A / 600V
Unit 3	± 5,500 SF	Roof Covering	2019
Unit 4	± 2,000 SF	Heating	Warehouse: Gas Office: HVAC
Land Size	± 17,846 SF	Air Conditionning	Office
Drive-in Doors	3	Availability	Immediate

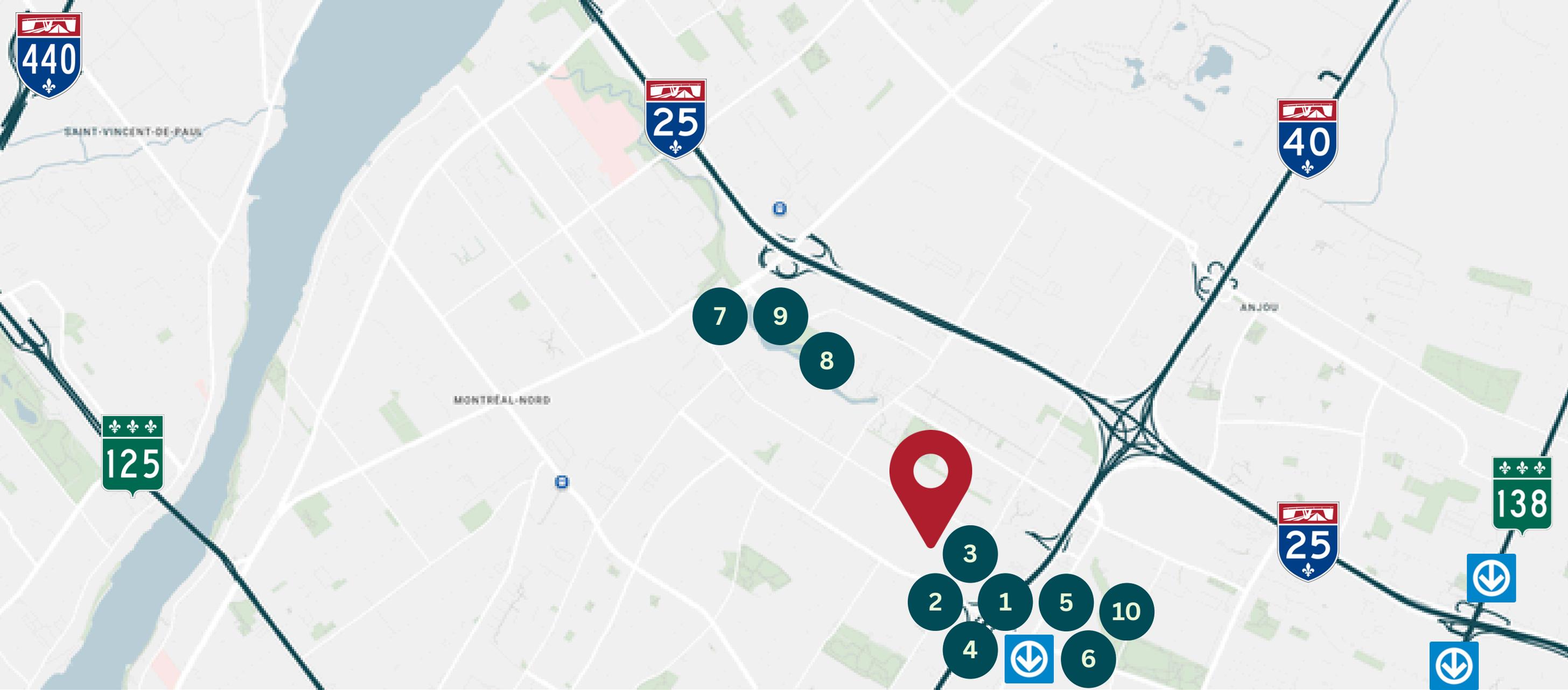
Located in the sought-after industrial park of Saint-Léonard.

Strategically located in close proximity to highway 40 and highway 25, as well as main artery boulevards such as: Langelier, Jarry, Jean-Talon, Lacordaire, and Henri-Bourassa.

12 parking spaces.

Many renovations throughout the years, turn-key property.

Certificate of location and environmental report available (2022).



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|---|----------|---|--------------|---|------------|---|-------------|----|---------------|
| 1 | Ultramar | 2 | Petro Canada | 3 | McDonald's | 4 | Tim Hortons | 5 | Canadian Tire |
| 6 | Walmart | 7 | Home Depot | 8 | Costco | 9 | Rona | 10 | TD Bank |



Driving Times

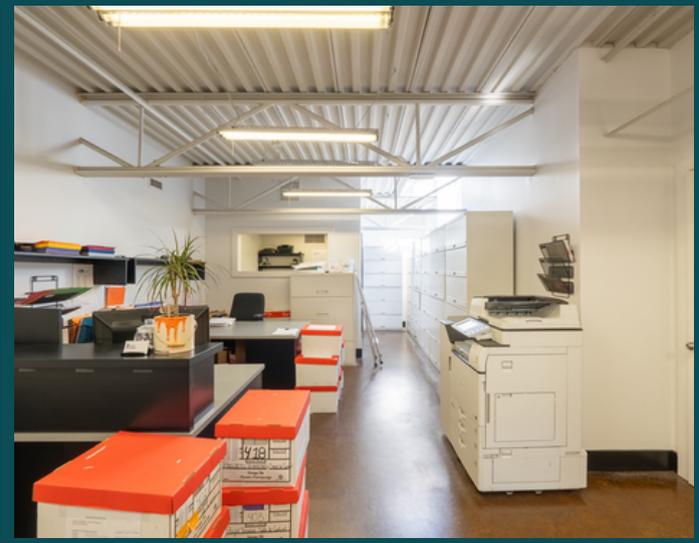
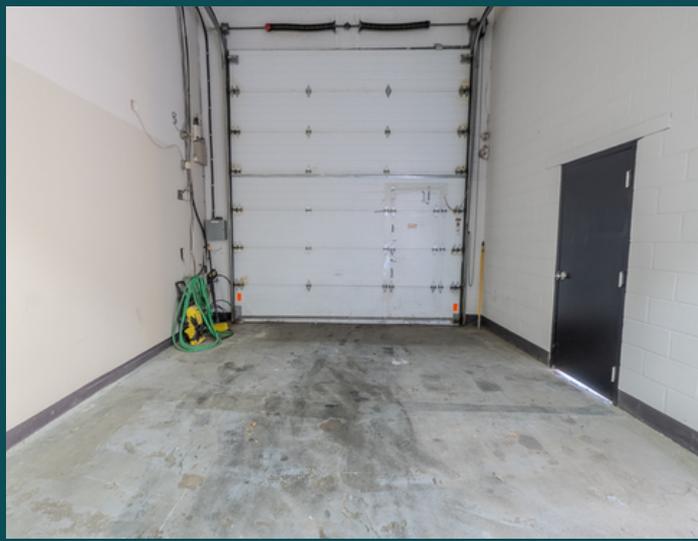
Madeleine-Parent Metro Station *	± 2 Min
Galeries d'Anjou	± 3 Min
Port of Montreal	± 25 Min
CN Intermodal Terminal	± 35 Min
Montréal-Trudeau International Airport	± 40 Min



Bus Times

# 192	Every ± 15-30 Min
# 193	Every ± 15-30 Min

* Metro station currently under construction





Real Estate Agency
4480 Chemin de la Côte-de-Liesse, suite
290, Mont-Royal (Montréal), QC, H4N 2R1

514.736.0511

* Real estate broker acting within the business corporation
Germando Mazzotta inc.

** Real estate broker acting within the business corporation
Dimitri Mouhteros inc.

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CONTACT

Germando Mazzotta *

Partner
Commercial Real Estate Broker

✉ gmazzotta@trimontcanada.com

Giordano Bucciarelli

Associate
Commercial Real Estate Broker

✉ gbucciarelli@trimontcanada.com

Owen Paek

Associate Vice President
Commercial Real Estate Broker

✉ opaek@trimontcanada.com

Robert Kohos

Associate
Commercial Real Estate Broker

✉ rkohos@trimontcanada.com

Dimitri (Jimmy) Mouhteros **

Partner
Commercial Real Estate Broker

✉ jmouhteros@trimontcanada.com

Peter Mouhteros

Partner
Certified Real Estate Broker, A.E.O

✉ pmouhteros@trimontcanada.com

- Located in the sought-after industrial park of Saint-Léonard.
- Strategically located in close proximity to highway 40 and highway 25, as well as main artery boulevards such as: Langelier, Jarry, Jean-Talon, Lacordaire, and Henri-Bourassa.
- Building divided into 2 two units with separate meters and addresses, with possibility to merge them.
- 12 parking spaces
- Many renovations throughout the years, turn-key property. Certificate of location and environmental report available (2022)
- Immediate Occupancy

Total Building Area	± 14,000 SF
Unit 1	± 2,000 SF
Unit 2	± 4,500 SF
Unit 3	± 5,500 SF
Unit 4	± 2,000 SF
Land Size	± 17,846 SF
Drive-in Doors	3
Clear Height	15'
Column Span	24' x 29'
Zoning	I-1040 (IA, IB, IC, CF, CG, PE, PF)
Electrical Entry	200A / 600V
Roof Covering	2019
Heating	Warehouse: Gas Office: HVAC
Air Conditionning	Office