

FOR SALE | FOR LEASE

± 147,000 SF
freestanding
industrial building

Divisible area from ± 34,048 SF

9145 Boivin Street, LaSalle | QC

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Colliers

REVISED PRICE & RATE

\$21,900,000 | \$148.98 / SF
NET RATE YEAR 1: \$5.75 / SF



The Opportunity

± 147,000 SF freestanding industrial building on a **± 200,005 SF** partially fenced lot, located in a sector undergoing commercial development, providing access to a large labor pool.



Lot Numbers

1 451 220
1 500 406



Zoning

I05-14
Light Industry (I1)



Taxes (2024-2025)

Municipal :	\$583,360
School :	\$13,094
Total :	\$596,454



Highlights



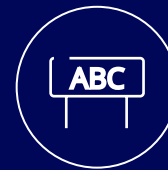
Available space for
owner-occupiers



Low operating
expenses



Outdoor camera
system



Facade
sign

Property Features

Warehouse Area	± 132,300 SF
Mezzanine Office Area	± 14,700 SF
Total Building Area	± 147,000 SF
Available Leasable Area	± 34,048 SF up to ± 147,000 SF
Building Dimensions	± 448' x ± 320' (irregular)
Land Area	± 200,005 SF
Land Dimensions	± 567' x ± 353'
Number of Floors	1 + mezzanine
Clear Height	± 18,5'
Column Spacing	± 32' x ± 24'
Shipping	12 truck-level doors 4 drive-in doors (12' x 12') 1 drive-in door (12' x 14')
Heating	Gas unit heater
Air Conditioning	Office
Lighting	LED
Electric Entry	1 000 A 600 V
Sprinklers	Yes
Roofing	Elastomer membrane
Parking	More than 85 stalls

Availability

Immediate

Revised Asking Price

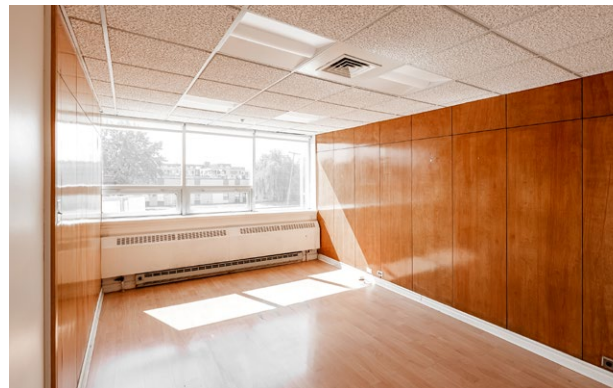
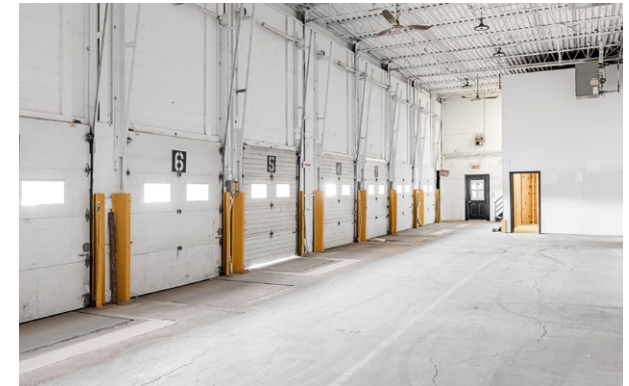
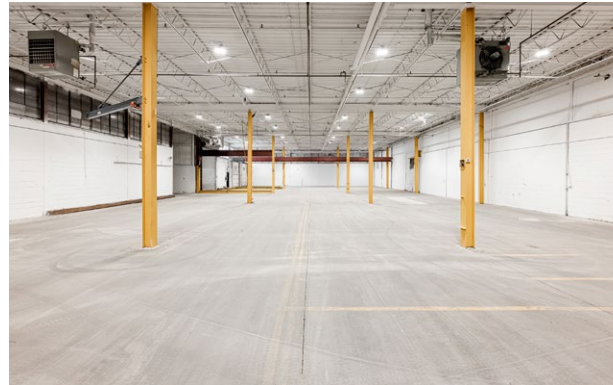
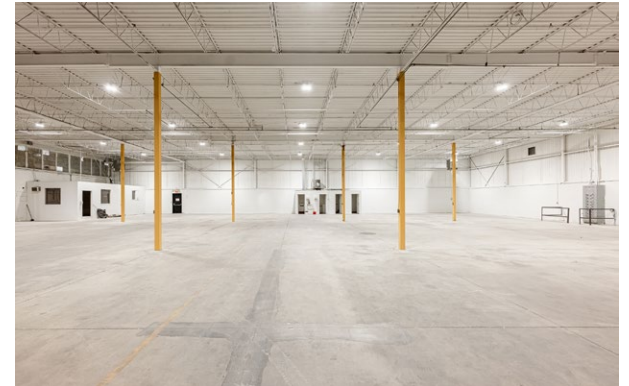
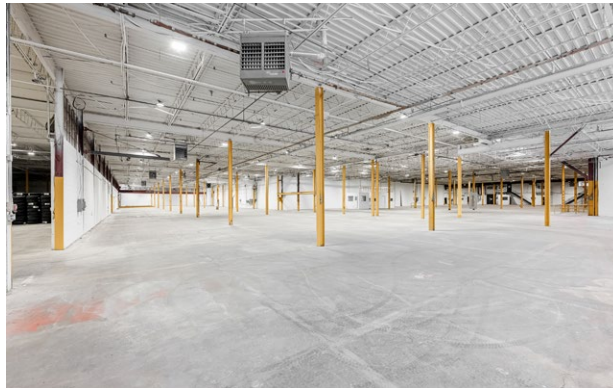
\$21,900,000
(\$148.98/SF)

Revised Net Lease Rate

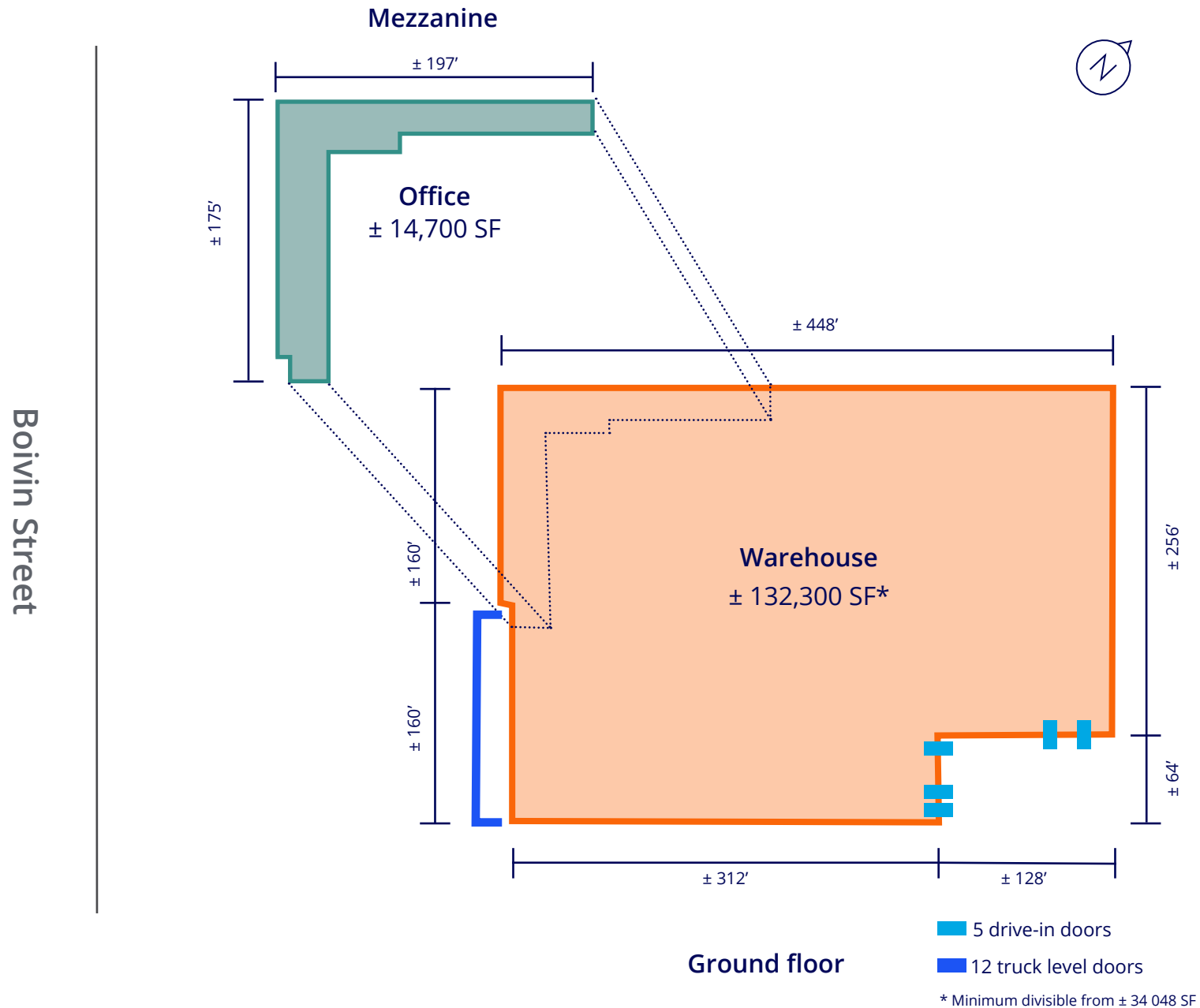
YEAR 1: \$5.75/SF
FOLLOWING YEARS: \$10.00/SF

Operating Expenses

\$5.38/SF
(Energy at tenant's expense)

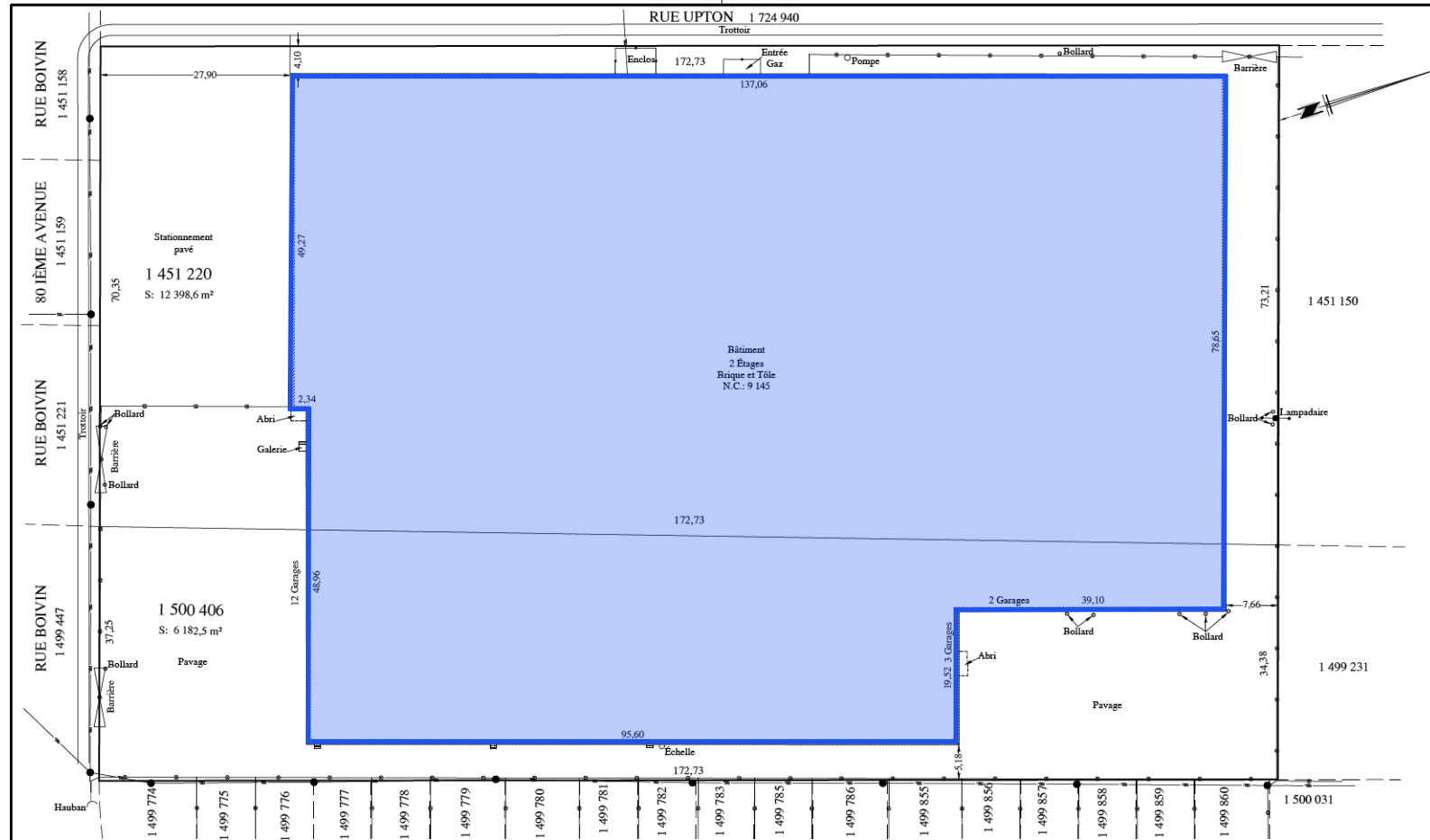


Building Plan



Certificate of Location Plan

Boivin Street





Highways
10, 13, 15 and 20
Route 138



Montréal's South Shore
5 minutes



Downtown Montréal
20 minutes



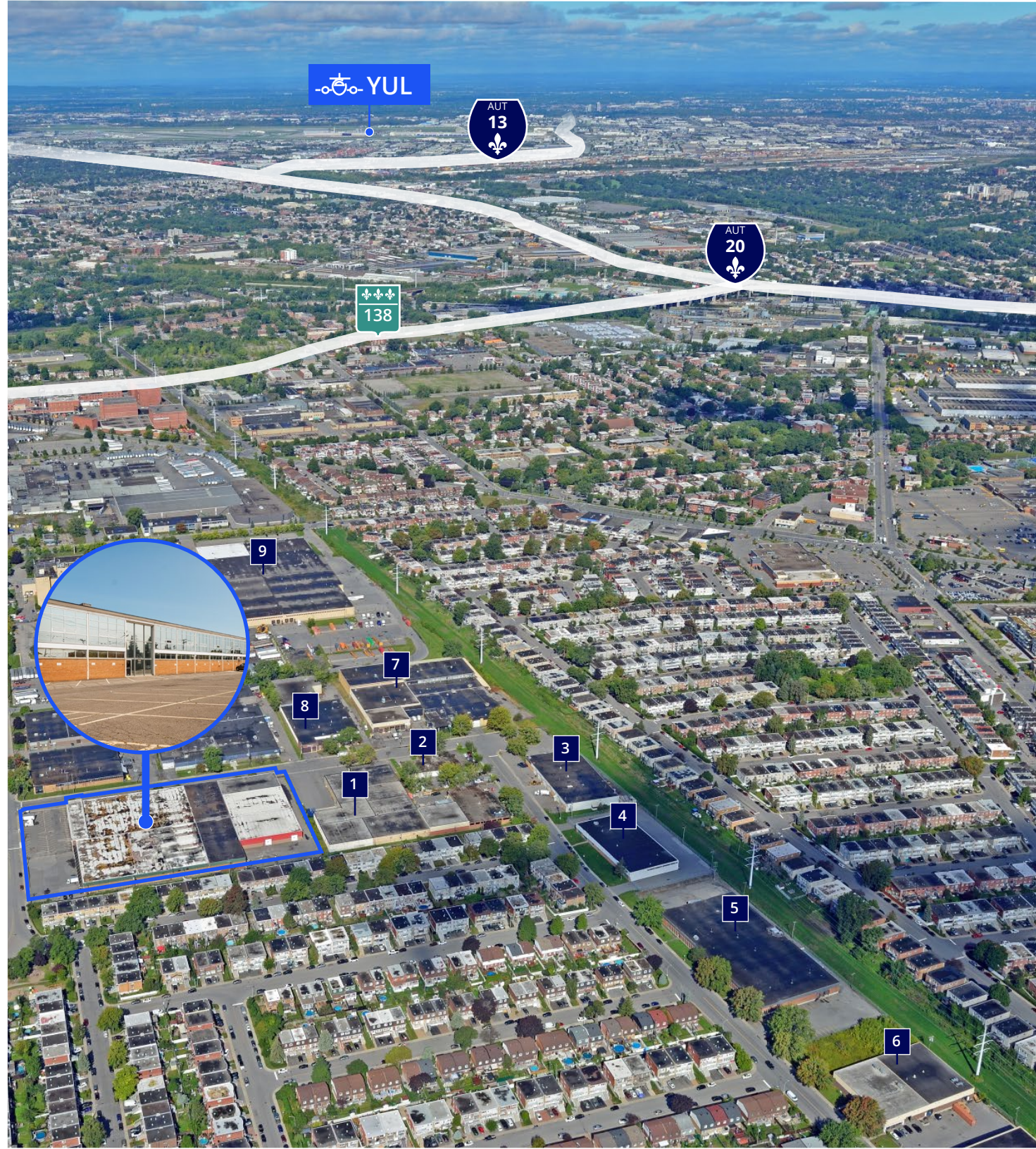
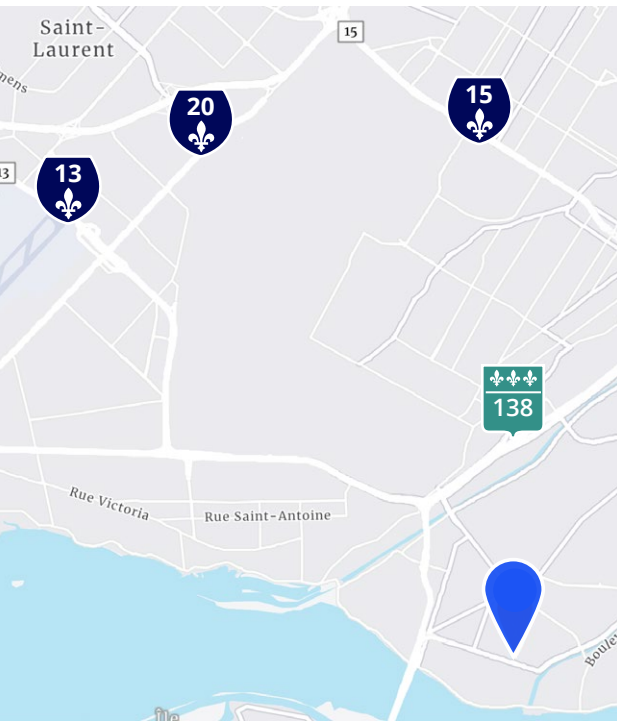
YUL
15 minutes



Honoré-Mercier Bridge
3 minutes

In Proximity

1. Restock Canada
2. Safe-T-Tree
3. MultiPorte - Portes de garage
4. Eurographics Inc
5. Enveloppe Concept
6. Locations Chic
7. G N R Technologies
8. Flex-Pression
9. Transcontinental LaSalle





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