

Industrial & Office Space Available



# 8232-8304 Rue Pascal-Gagnon

St-Léonard, QC



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Agence Immobilière

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# Prime location available for lease



## About the Property

8232-8304 rue Pascal Gagnon is prominently located in Saint-Léonard, QC. Situated between Bombardier and Jarry.

There are bus stops within 5 minutes walking distance. The property has easy access to the rest of the GMA from Highway 40 directly accessible from Pascal-Gagnon Street.

Tenants can take advantage of nearby amenities such as, Tim Hortons, Home Depot, Canadian Tire and numerous food options.

Total 66,880 sq.ft.

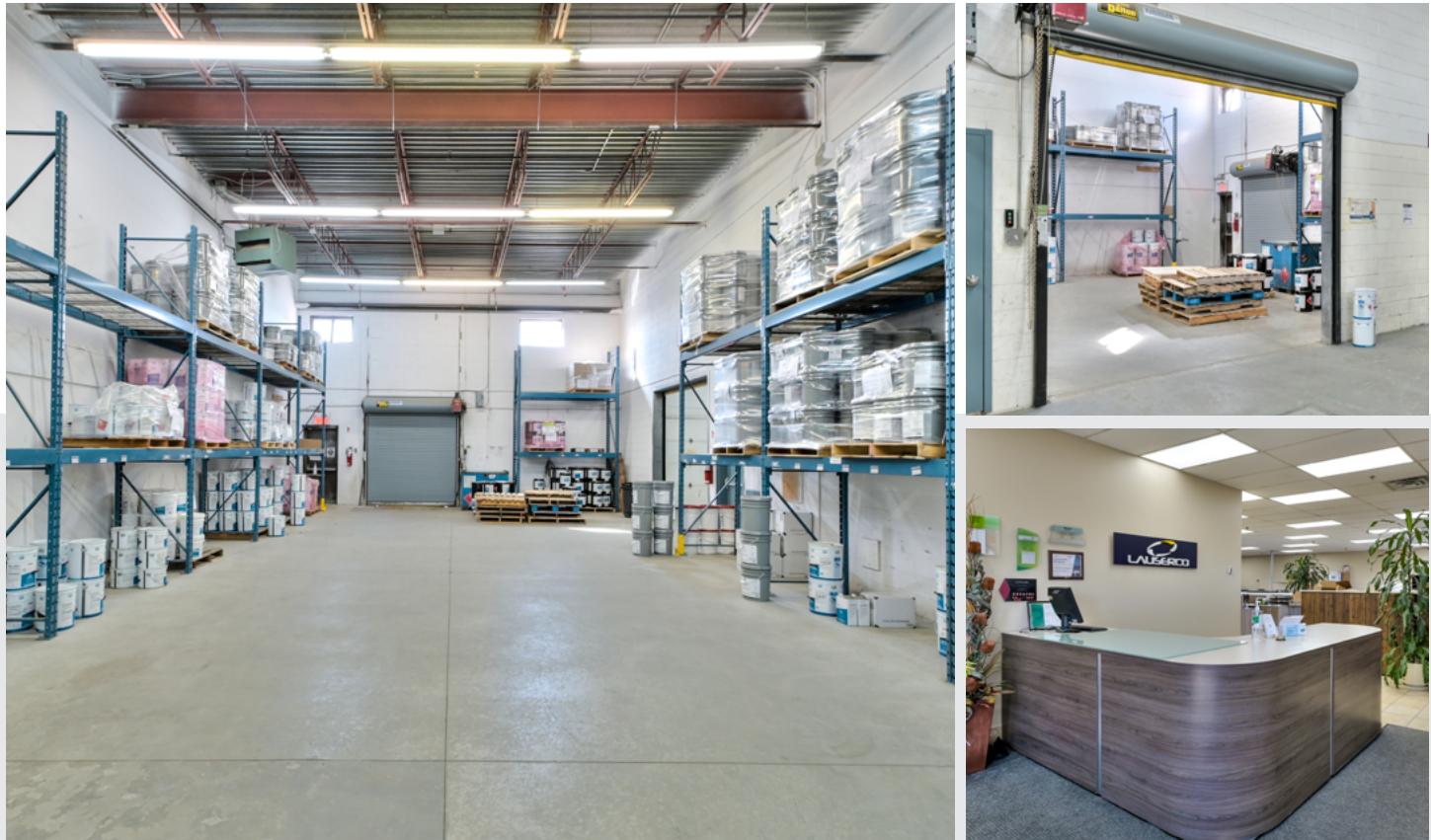
18' Clear Height

Close Proximity to  
Public Transit

Quick Access to Major  
Highways

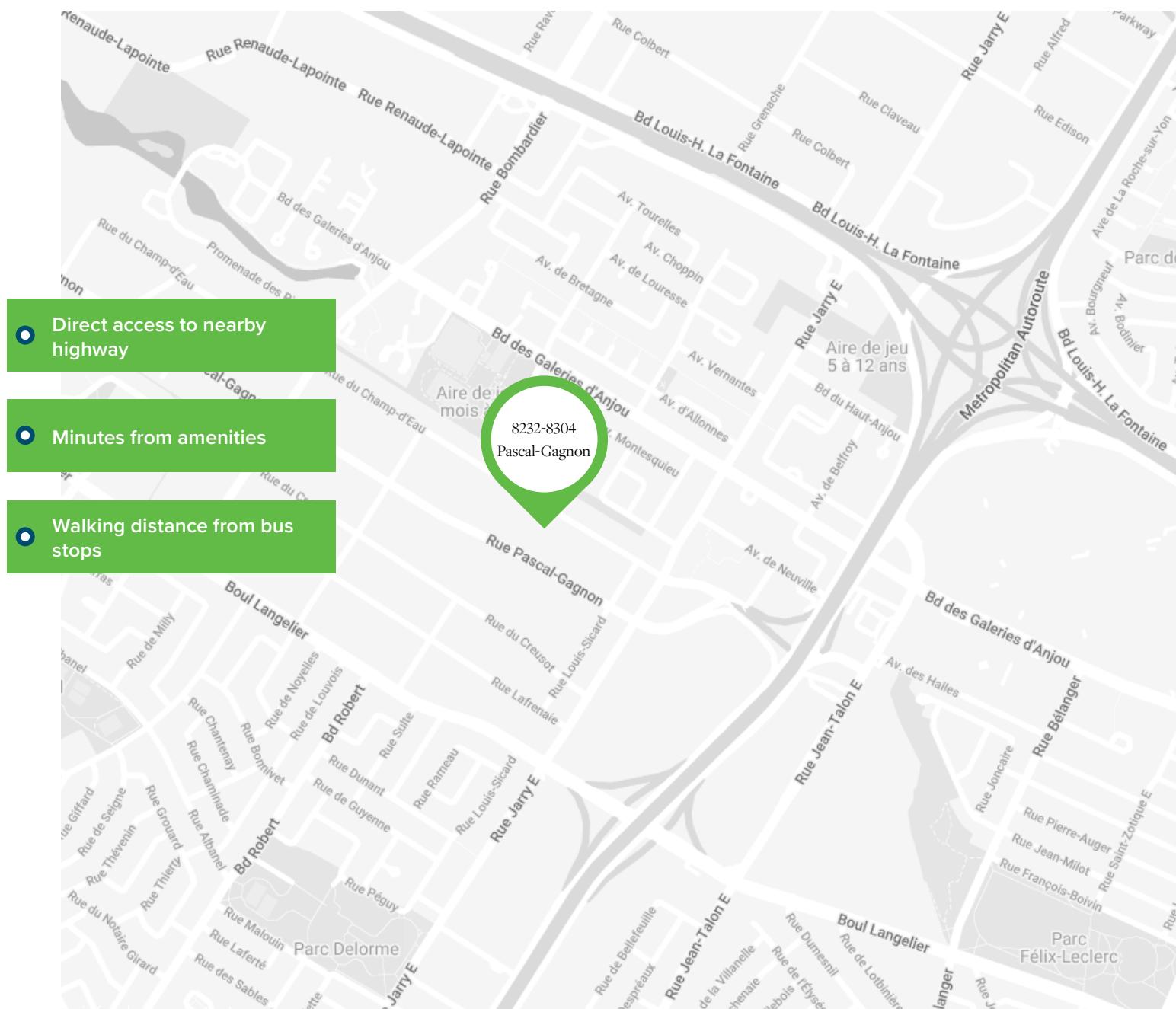
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# Leasing opportunities



Unit	Size (sq. ft.)	Type	Availability	Comments
8256A	3,589	Industrial	Immediate	± 25% office, 18' clear height, 1 TL loading door, sprinklers, additional rent \$4.86/sf
8272	2,751	Industrial	Immediate	
8278	3,467	Industrial	Immediate	
8290	3,093	Industrial	Immediate	
8302	6,633	Industrial	Immediate	
8240	930	Office	Immediate	
8256	884	Office	Immediate	3 closed offices (one with abundant natural lighting), kitchenette, washroom
8260A	980	Office	Immediate	3 closed offices (one with abundant natural lighting, can be converted into 2 offices), kitchen, washroom

# Location Map



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