

9145

Rue Boivin, LaSalle (QC)



Building Sub-divisible
± 147,000 sq. ft.



Land
± 200,005 sq. ft.



High-power capacity



Energy-efficient lighting



Great labour force



The Property

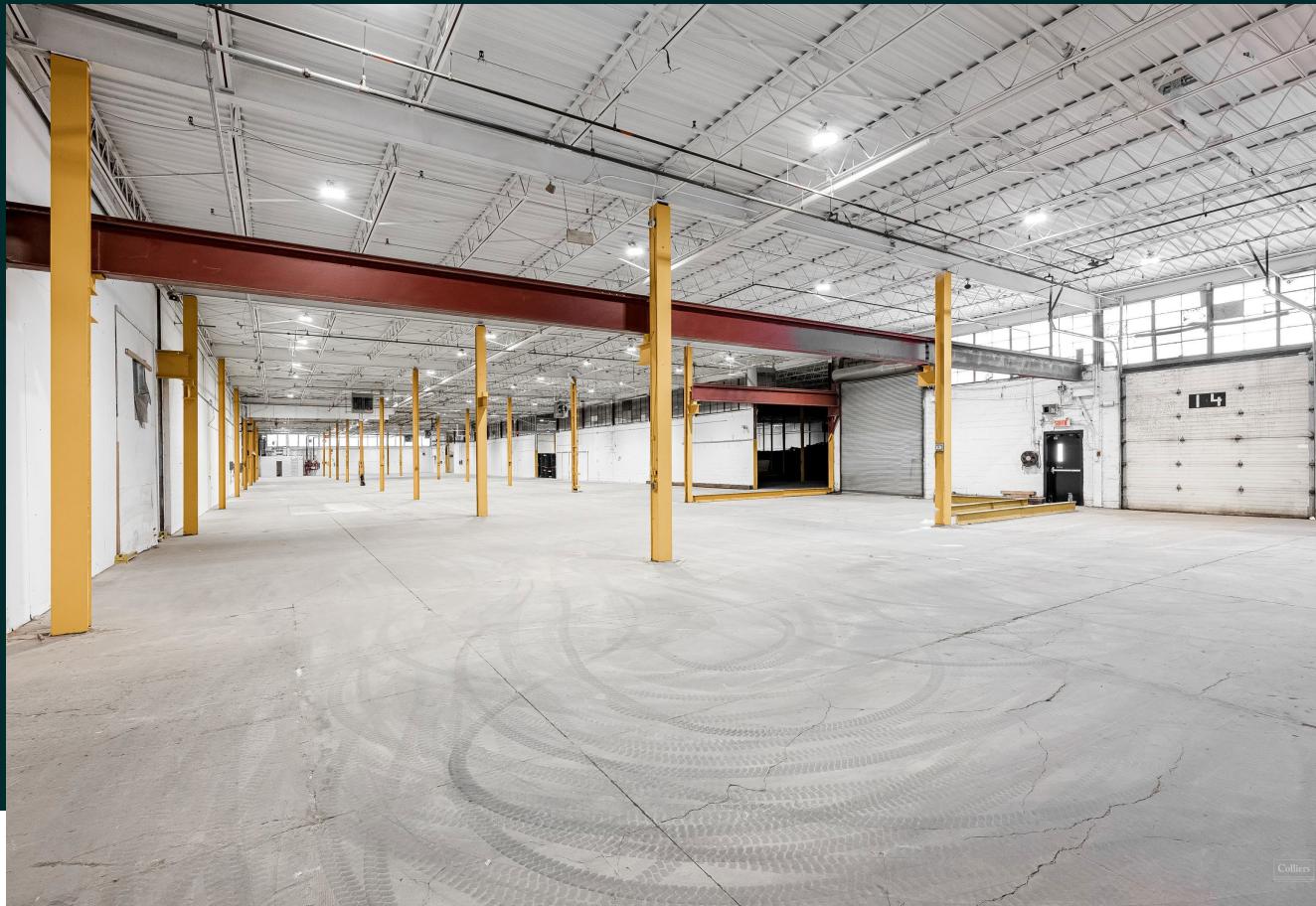


Discover this exceptional **±147,000 sq. ft.** freestanding industrial facility, strategically located in LaSalle's established industrial corridor. Zoned for light industrial use, the property is ideal for businesses such as manufacturing, fabrication and repair workshops (excluding automotive), and specialized trade shops.

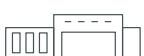
Offering flexibility for both owner-occupiers and tenants, this asset is designed for operational efficiency.

The building features a **±132,300 sq. ft.** warehouse and **±14,700 sq. ft.** mezzanine office, supported by robust infrastructure including 12 truck-level doors, 5 drive-in doors, and clear heights of ±18.5 ft.

With immediate access to major highways (10, 13, 15, and 20), the Mercier Bridge, and Montréal-Trudeau International Airport, this property ensures seamless connectivity to Greater Montréal and beyond.



Property Details



Building area
± 147,000 sq. ft.



Drive-in doors
5



Clear height
± 18.5'



Office area
± 14,700 sq. ft.



Loading docks
12



Near major highways
A10, A13, A15,
A20, R138



Warehouse area
± 132,300 sq. ft.



Lot numbers
1451 220
1500 406



Parking
± 85 stall

- + Zoning:
Light Industrial (I1)
- + Municipal Taxes (2025)
\$ 583,360
- + School Tax (2025)
\$ 13,094
- + Rental Rate & Asking Price:
Contact us

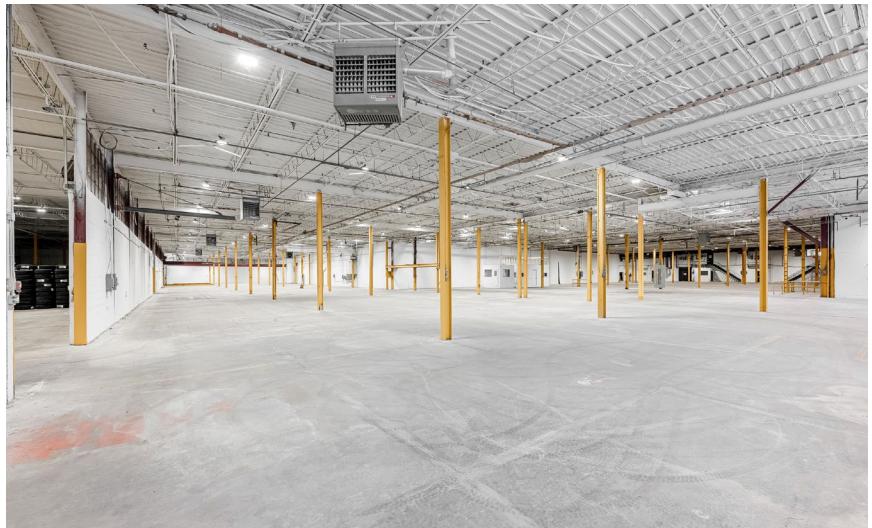
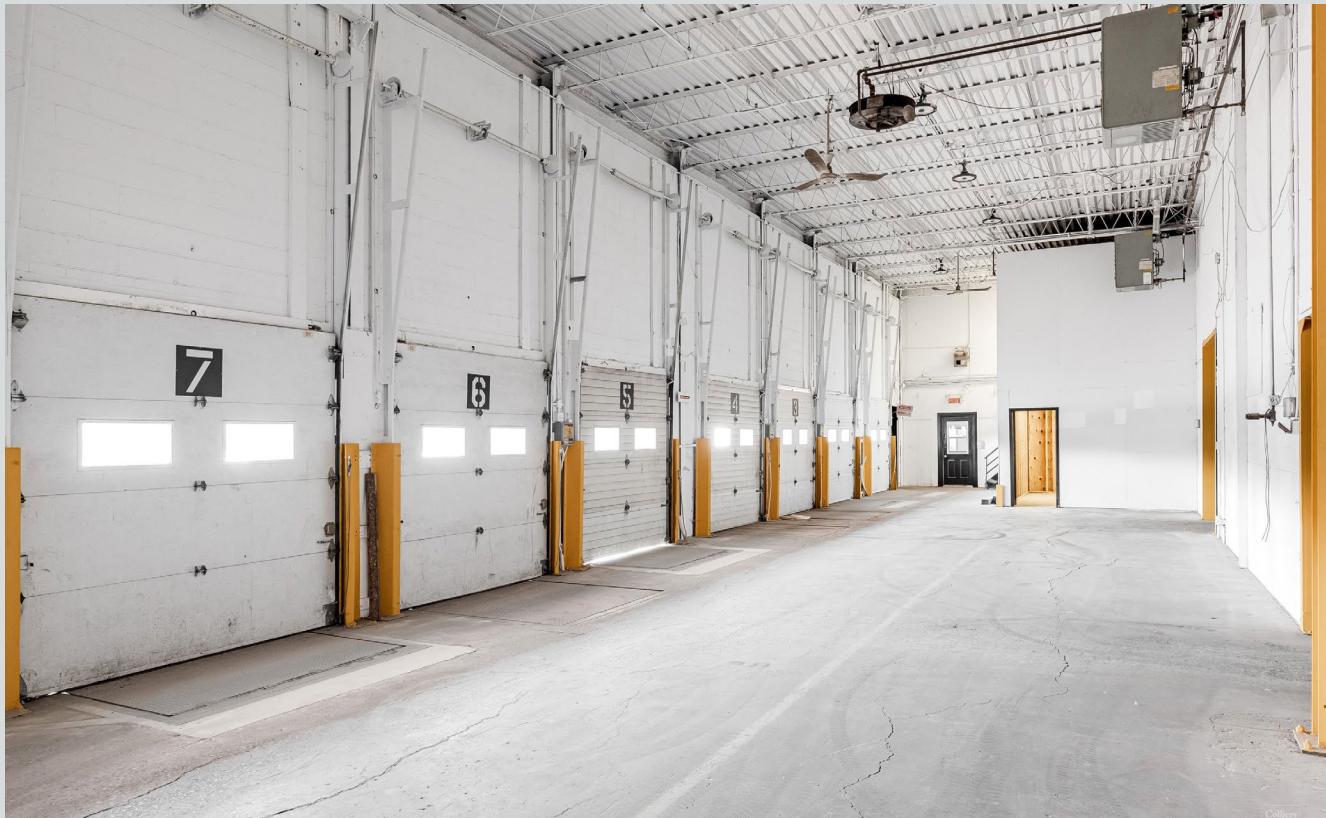
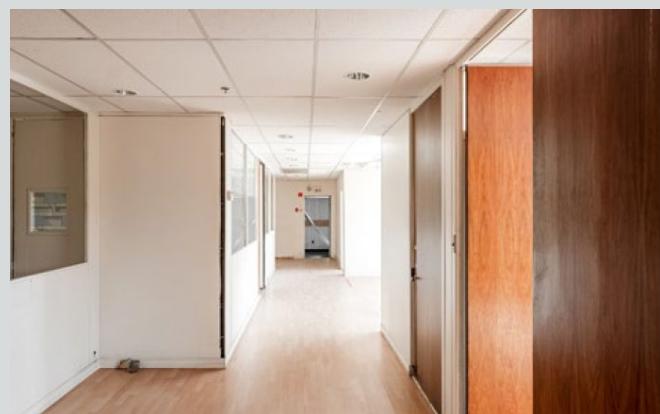


Photo Gallery

For Sale & Lease | Industrial Property
9145, rue Boivin | LaSalle (Québec)

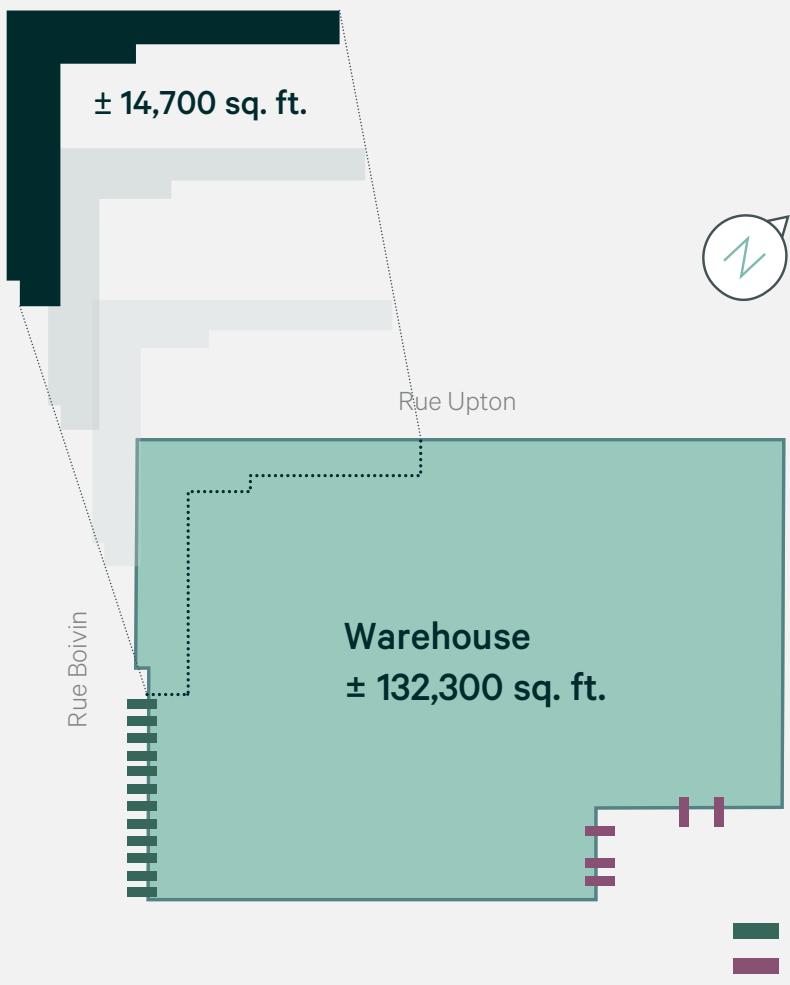


Colliers



Floor Plan

Office on 2 level



Highlights

- + Building Area: ± 147,000 sq. ft.
- + Warehouse: ± 132,300 sq. ft.
- + Office (Ground + Mezzanine): ± 14,700 sq. ft.

Land of
± 200,005 sq. ft.

I1 | Light Industrial



**Manufacturing
company**



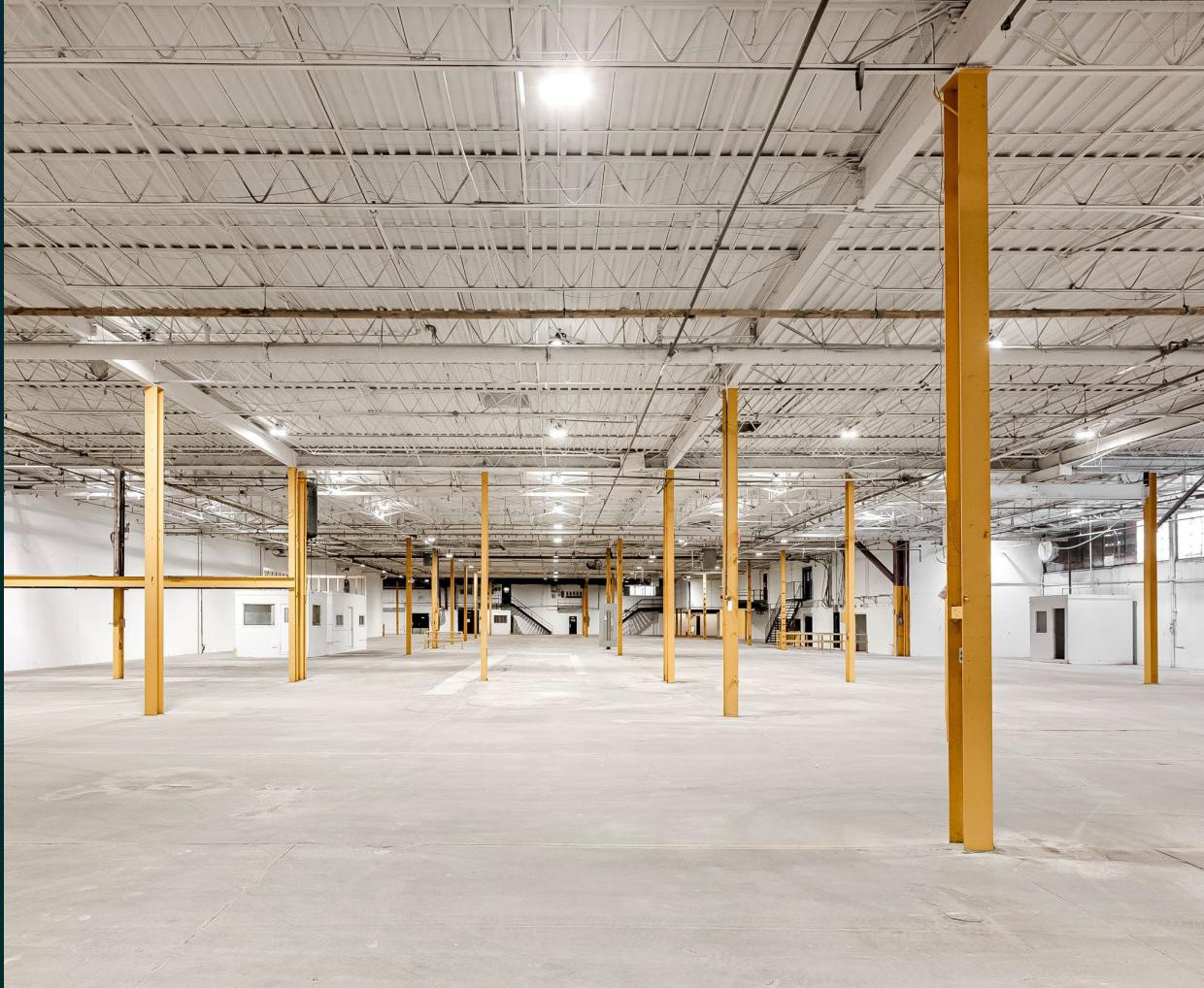
**Fabrication and repair
workshop***

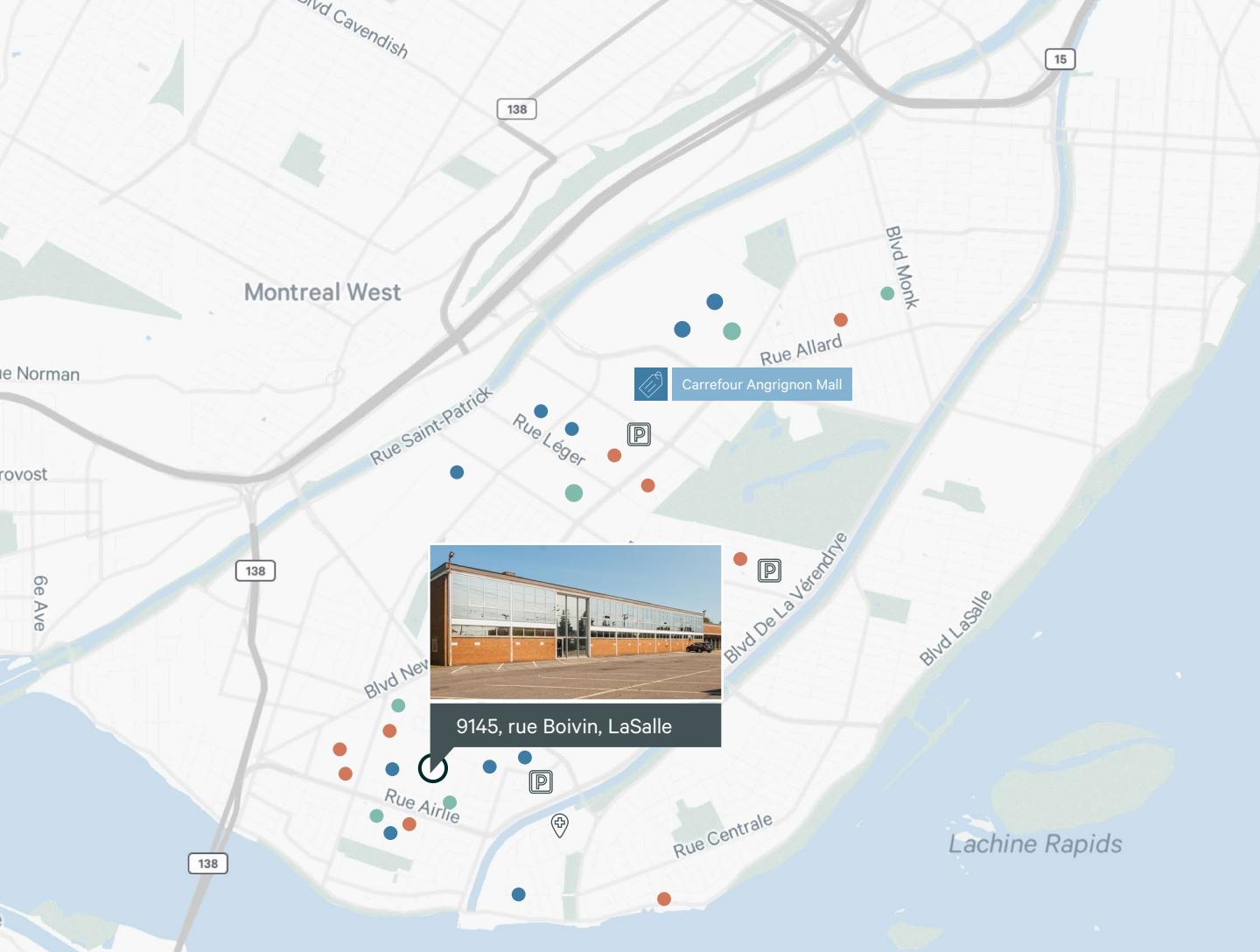


**Specialized
trade workshop****



**Construction contractor
workshop**





Location

- Restaurant
- Bank
- Pharmacy
- Shopping
- Supermarket



Total population	85,318
Average age	40 years old
Average Household income	\$ 90,889
Train & metro	30 min
Autobus	4 min
Autoroute	12 min

*Source: Sitewise: 2025 Demographic Snapshot.

Contact Us

For more Information



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