

Industrial | For Sale & Lease

CBRE

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



Power
1,000 A | 600 V



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
**1 451 220
1 500 406**



Parking
± 85 stall

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

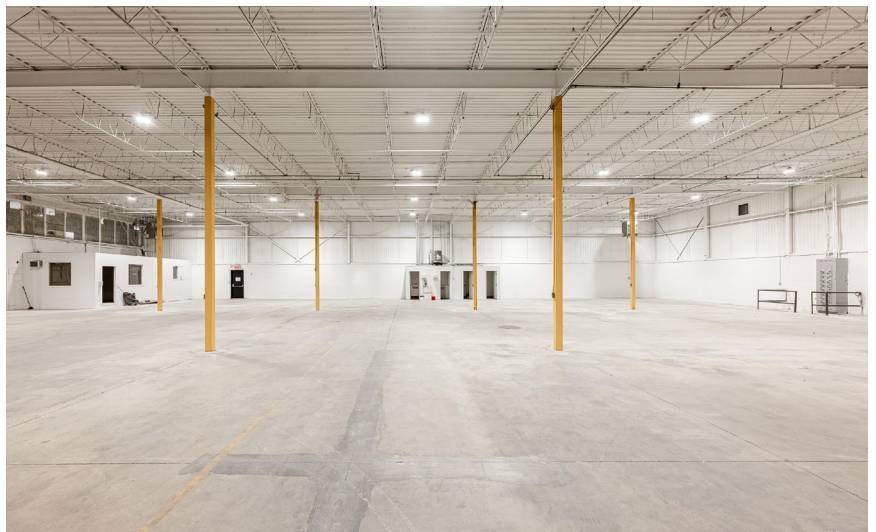
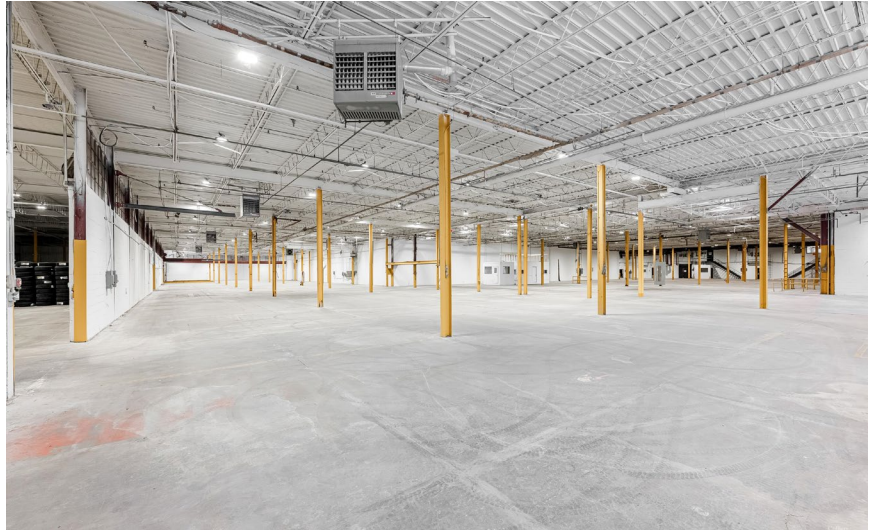
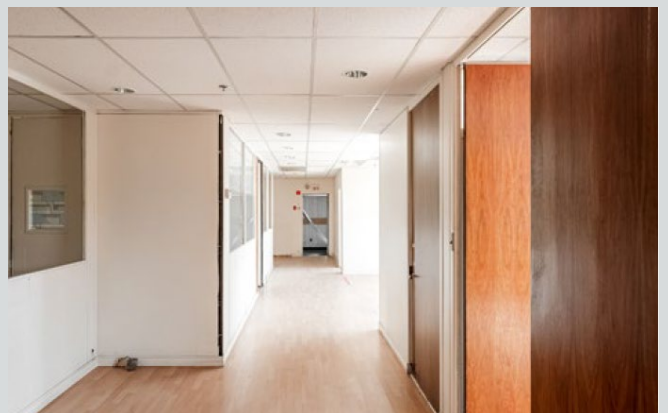
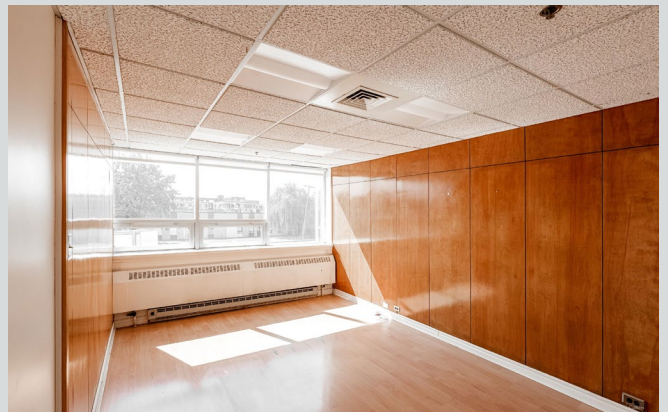


Photo Gallery

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



Floor Plan

Office on 2 level

± 14,700 sq. ft.

Rue Boivin

Rue Upton

Warehouse
± 132,300 sq. ft.



Truck-level doors: 12
Drive-in doors: 5

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****



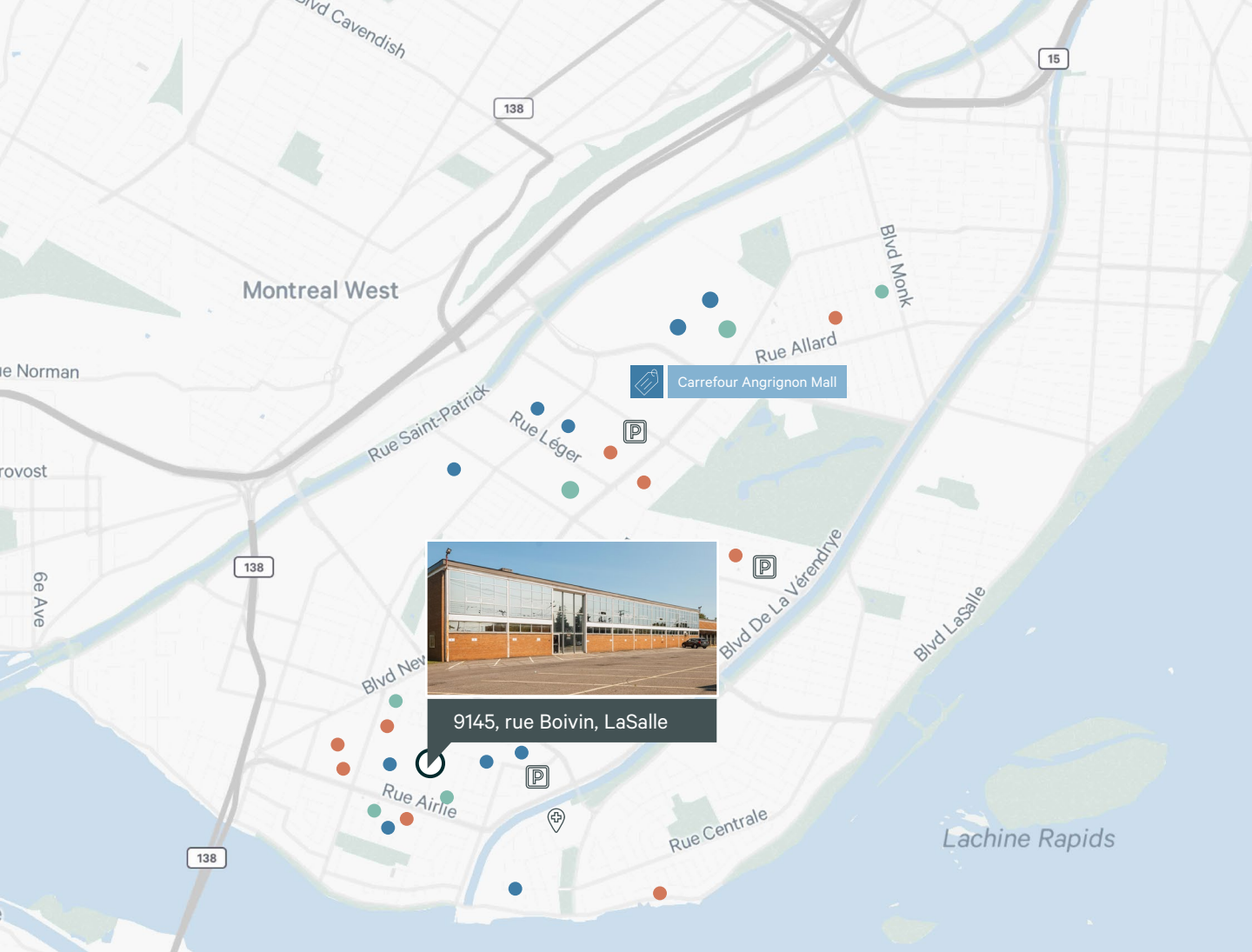
**Construction contractor
workshop**

* (other than automotive)

** such as plumber, electrician, tinsmith, cabinetmaker, and upholsterer

Zoning





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.

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