

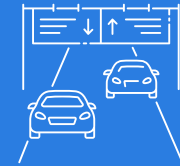


For Lease

# Industrial Spaces for Lease with a Strategic Central Location

375-455 Deslauriers Street,  
Saint-Laurent, QC

## Featured Benefits



Great location



Proximity to  
Highways 15 & 40



Recently renovated



In close proximity to  
future REM stations



# Property Overview

**Civic Address** 375-455 Deslauriers Street  
Saint-Laurent, QC

**Zoning** Industrial

**Suite 425-429 (combined)**

**Total Area** ± 24,609 SF

**Office Area** ± 5%

**Warehouse Area** ± 95%

**Clear Height** 18'

**Shipping** 9 TL

**Power** 600V | 100A

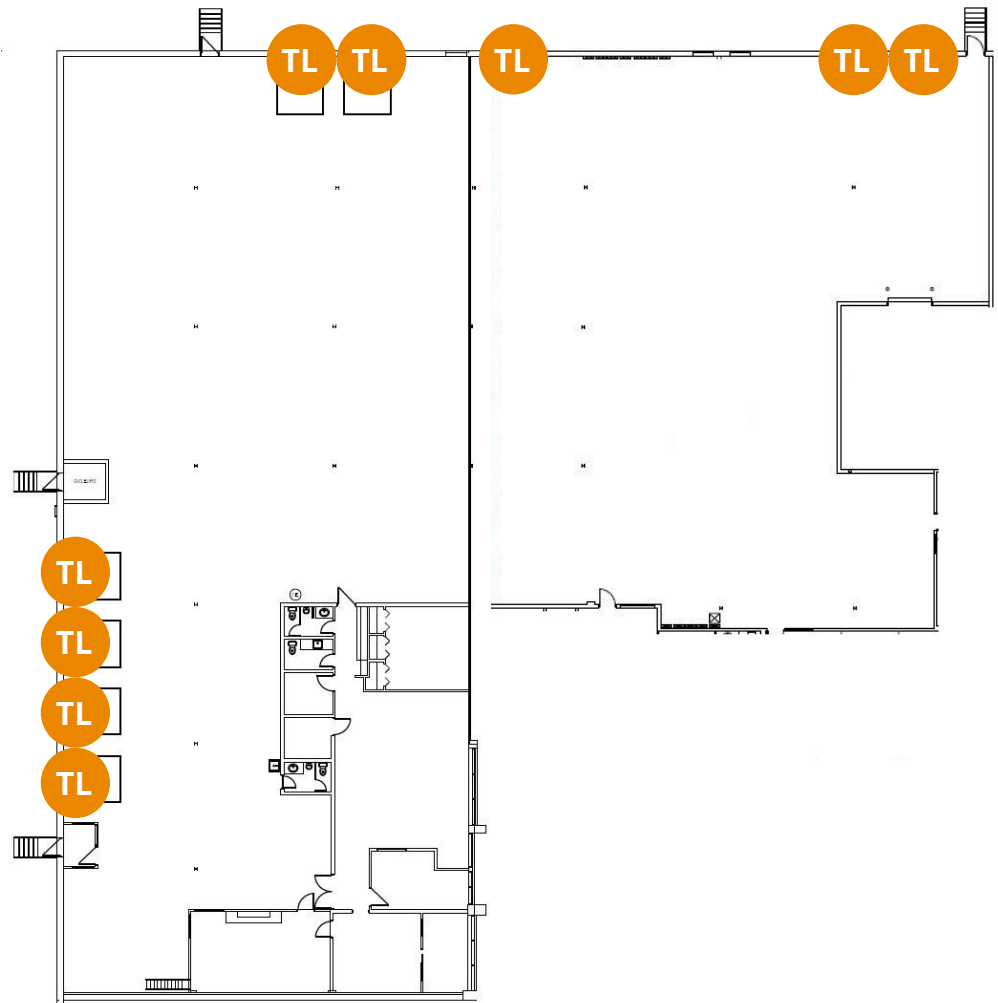
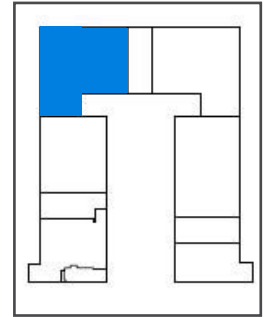
**Availability** Immediate



**Opex:**  
\$4.38/SF



**Asking Rate:**  
Contact Broker



# Property Overview

**Civic Address** 375-455 Deslauriers Street,  
Saint-Laurent, QC

**Zoning** Industrial

**Suite 429**

**Total Area** ± 13,361 SF

**Office Area** ± 1,336 SF

**Warehouse Area** ± 12,025 SF

**Clear Height** 18'

**Shipping** 6 TL

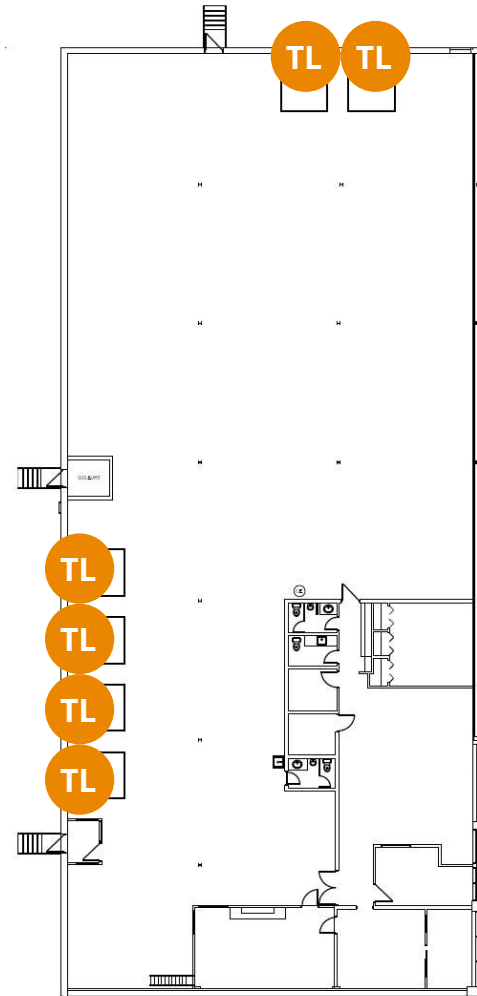
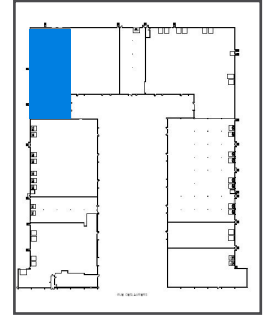
**Availability** Immediate



**Opex:**  
**\$4.38/SF**



**Asking Rate:**  
**Contact Broker**



# Property Overview

**Civic Address** 375-455 Deslauriers Street,  
Saint-Laurent, QC

**Zoning** Industrial

**Suite 425**

**Total Area** ± 11,248 SF

**Office Area** ± 5%

**Warehouse Area** ± 95%

**Clear Height** 18'

**Shipping** 3 TL

**Power** 600V | 100A

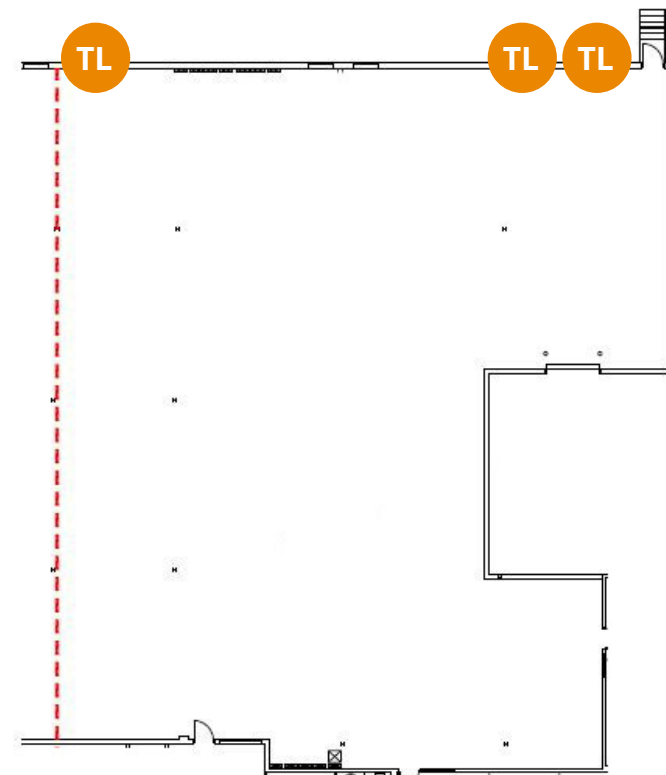
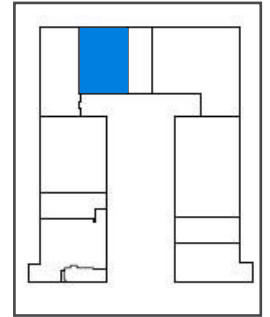
**Availability** Immediate



**Opex:**  
\$4.38/SF



**Asking Rate:**  
Contact Broker



# Property Overview

**Civic Address** 375-455 Deslauriers Street,  
Saint-Laurent, QC

**Zoning** Industrial

**Suite 449**

**Total Area** ± 7,289 SF

**Office Area** ± 5%

**Warehouse Area** ± 95%

**Clear Height** 18'

**Shipping** 2 TL

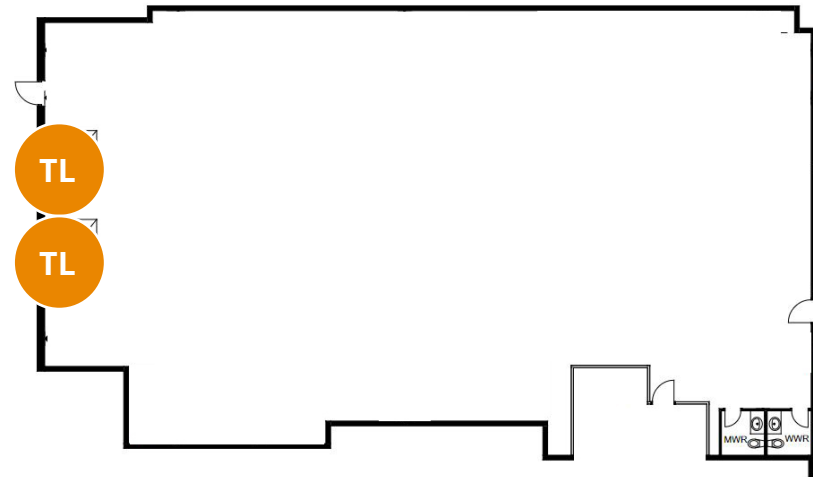
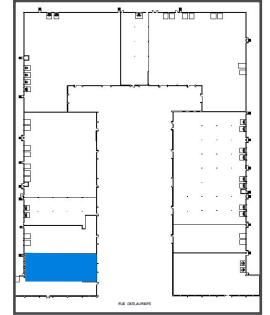
**Availability** Immediate



**Opex:**  
\$4.38/SF



**Asking Rate:**  
Contact Broker



# Property Overview

**Civic Address** 375-455 Deslauriers Street,  
Saint-Laurent, QC

**Zoning** Industrial

**Suite 417**

**Total Area** ± 5,909 SF

**Office Area** ± 1,182 SF

**Warehouse Area** ± 4,727 SF

**Clear Height** 18'

**Shipping** 1 TL

**Power** 600V | 100A

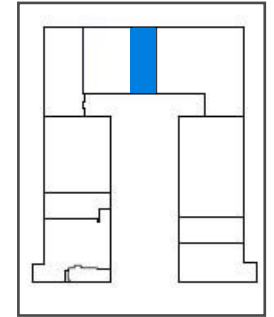
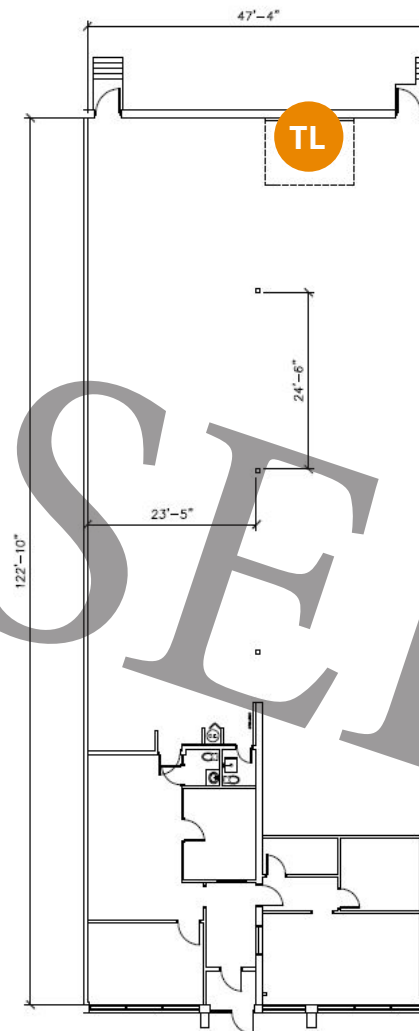
**Availability** Immediate



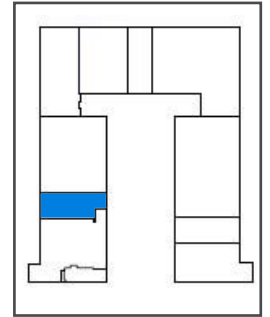
**Opex:**  
\$4.38/SF



**Asking Rate:**  
Contact Broker



# Property Overview



<b>Civic Address</b>	375-455 Deslauriers Street, Saint-Laurent, QC
<b>Zoning</b>	Industrial
<b>Suite 443</b>	
<b>Total Area</b>	± 5,642 SF
<b>Office Area</b>	± 564 SF
<b>Warehouse Area</b>	± 5,078 SF
<b>Clear Height</b>	18'
<b>Shipping</b>	1 TL   1 DI
<b>Availability</b>	Immediate



**Opex:**  
**\$4.38/SF**



**Asking Rate:**  
**Contact Broker**



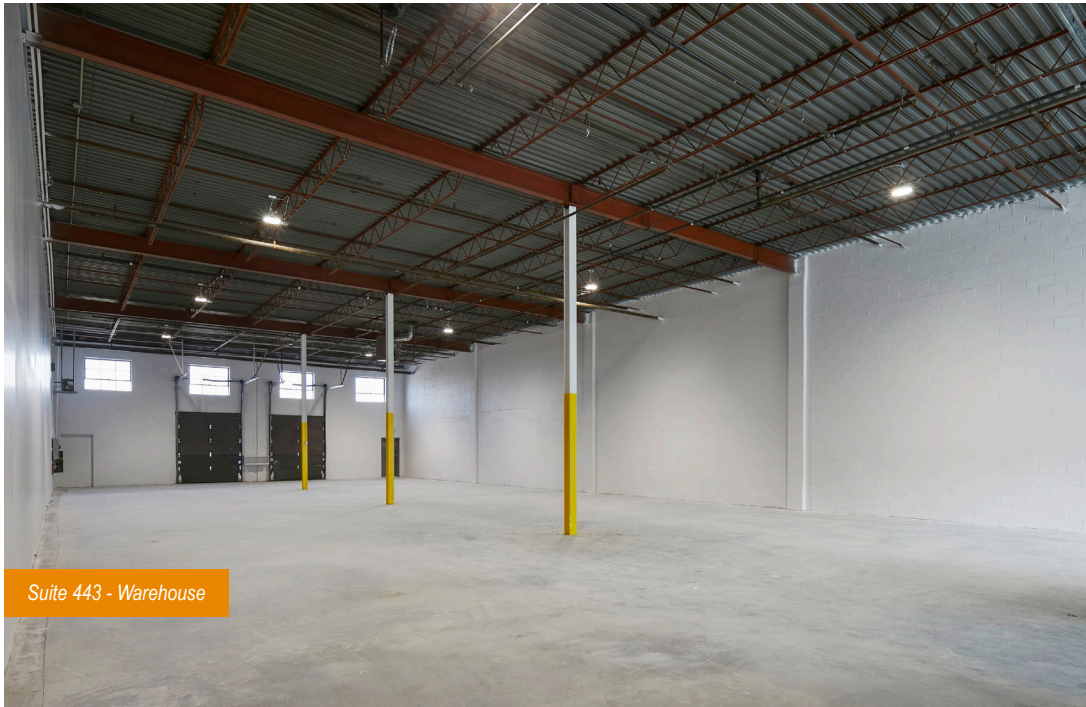
Suite 425 - Frontage



Suite 425 - Shipping



Suite 425 - Warehouse



Suite 443 - Warehouse









Suite 449 - Warehouse

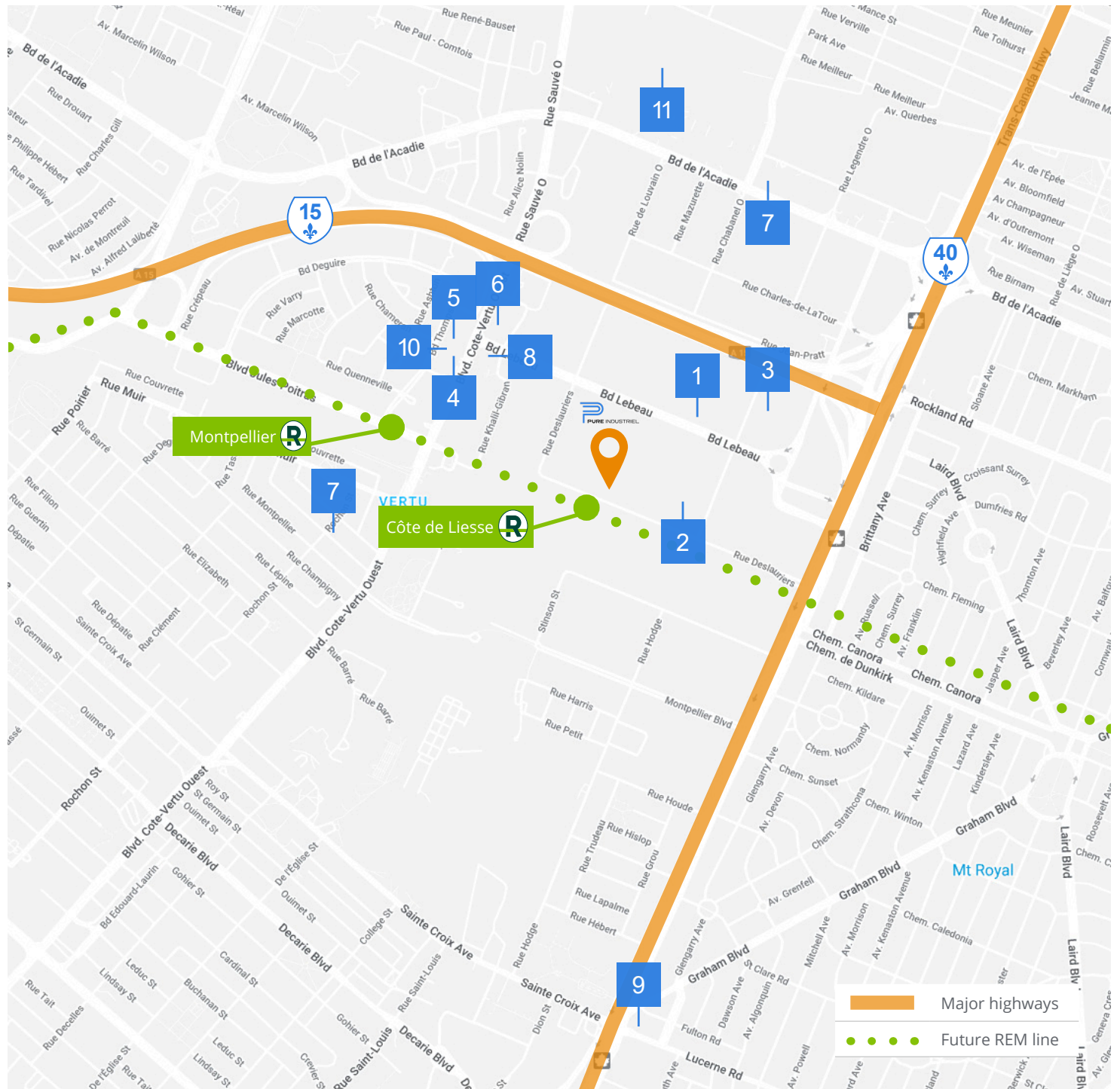


# Nearby Amenities

 375-455 Des Lauriers Street, Saint-Laurent, QC

- |    |                    |
|----|--------------------|
| 1  | Andalos            |
| 2  | Deli Marita's      |
| 3  | Café Mystique      |
| 4  | Centre Vertu       |
| 5  | Supermarché Byblos |
| 6  | National Bank      |
| 7  | BMO Bank ATM       |
| 8  | Ultramar           |
| 9  | Shell              |
| 10 | Jean-Coutu         |
| 11 | Marché Central     |

-  **Highway 40**  
0.5 km | 2 minutes
-  **Highway 15**  
0.25 km | 1 minutes
-  **Bus 54**  
2 minutes
-  **Côte-Vertu Metro Station**  
8 km | 10 minutes
-  **Montpellier REM Station**  
1.6 km | 20 minutes (walking)
-  **Côte-de-Liesse REM Station**  
2.9 km | 36 minutes (walking)



# Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate.

Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

[pureindustrial.ca](http://pureindustrial.ca)



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With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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