

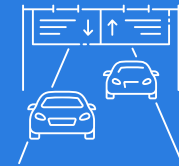


**For Lease**

# Industrial Space for Lease

457-533 Deslauriers Street, Suite 515,  
Saint-Laurent, QC

## Featured Benefits



**Great location**



**Proximity to  
Highways 15 & 40**



**In close proximity  
to future REM  
stations**



# Property Overview

**Civic Address** 457-533 Deslauriers Street,  
Saint-Laurent, QC

**Zoning** Industrial

**Suite 515**

**Total Area** ± 8,894 SF

**Office Area** ± 2,223 SF

**Warehouse Area** ± 6,670 SF

**Clear Height** 16'

**Shipping** 3 TL

**Power** 600V / 200A

**Availability** Immediate



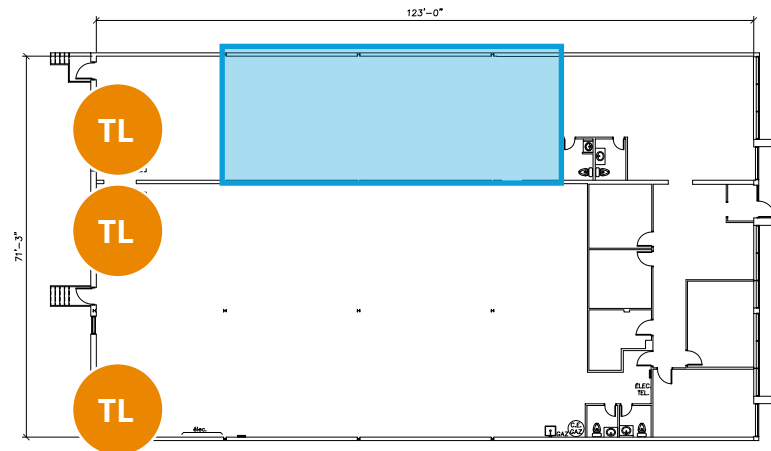
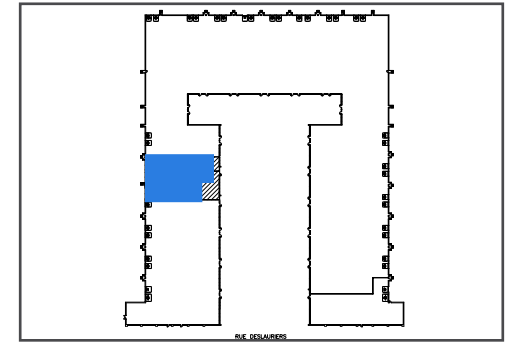
**Opex:**  
\$3.35/SF



**Asking Rate:**  
Contact Broker



**Refrigerated Area**  
available



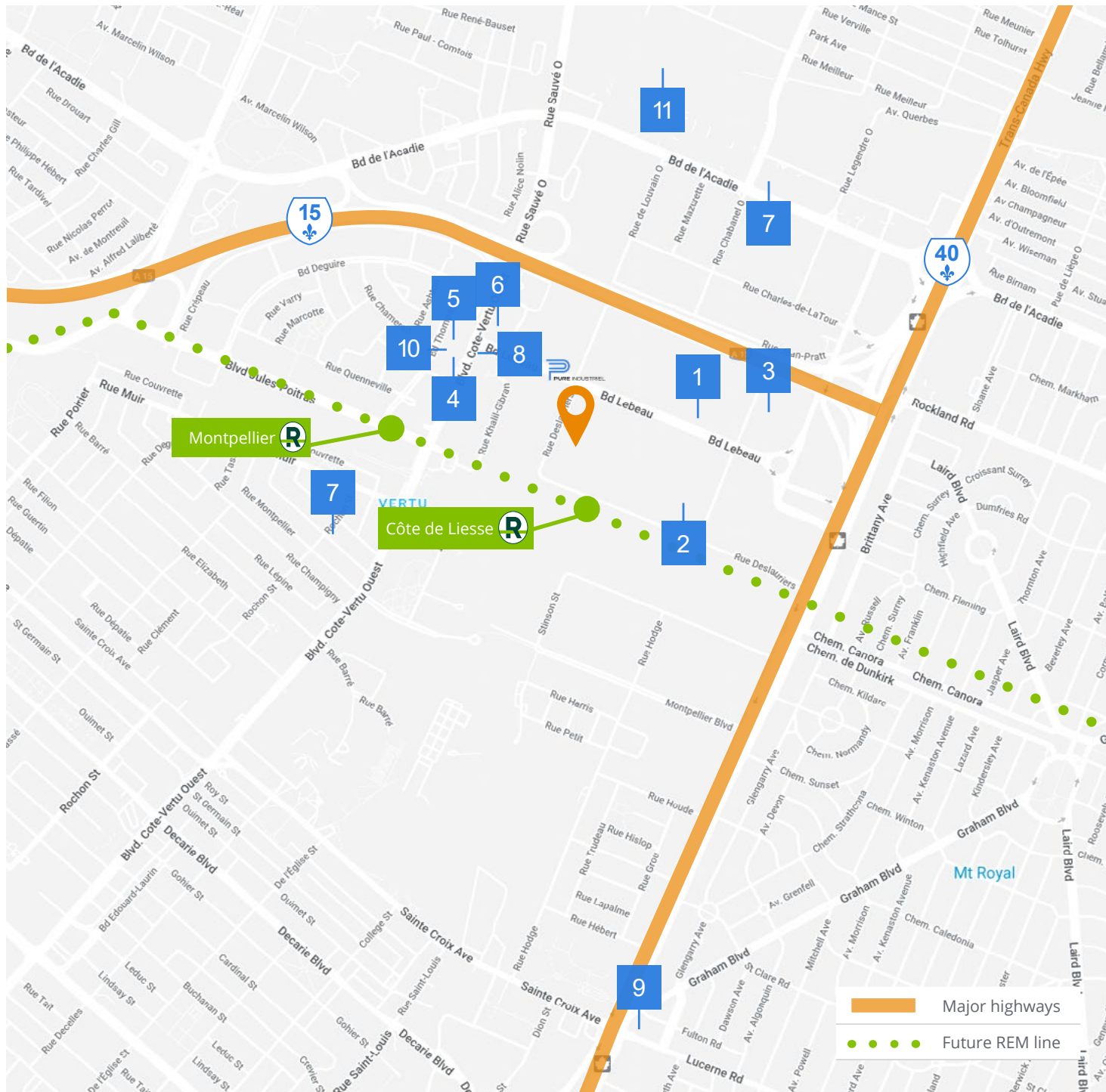
 Refrigerated Area

# Nearby Amenities

457-533 Deslauriers 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)

Colliers

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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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