



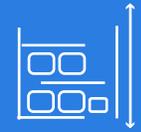
For Lease

Industrial Spaces **For Lease**

Industrial spaces of $\pm 12,500$ SF with crossdock capabilities, ideal for warehousing and distribution.

2900-2976 Joseph-Armand Bombardier Street, (Suite 2952 & 2920)
Laval, QC

Featured Benefits



Clear height
of 24'



1 Dock door / 3,850 SF



Adjacent to
Highway 440



Recently
renovated



Property Overview

Civic Address 2900-2976 Joseph-Armand Bombardier Street
Laval, QC

Zoning Industrial

Suite 2952 B

Total Area ± 12,086 SF

Office Area ±3,521 SF

Warehouse Area ±8,565 SF

Clear Height 24'

Shipping 3 TL | 2 DI

Electricity 600V/100A

Sprinklers Yes

Availability Immediate



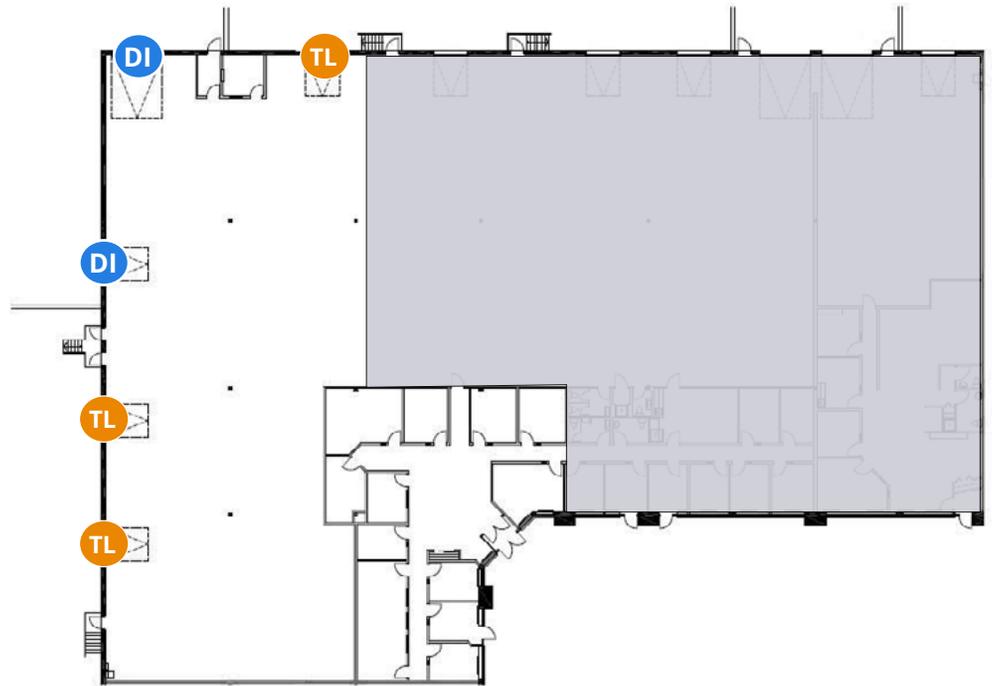
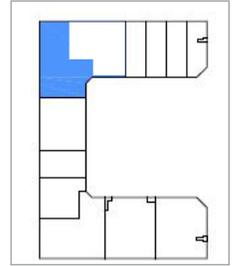
**Renovated
office space**



**Opex:
\$5.91/SF**



**Asking Rate:
\$17.50/SF (net)**



Property Overview

Civic Address 2900-2976 Joseph-Armand Bombardier Street
Laval, QC

Zoning Industrial

Suite 2920

Total Area ± 12,704 SF

Office Area ± 20%

Warehouse Area ± 80%

Clear Height 24'

Shipping 4 TL | 2 DI

Sprinklers Yes

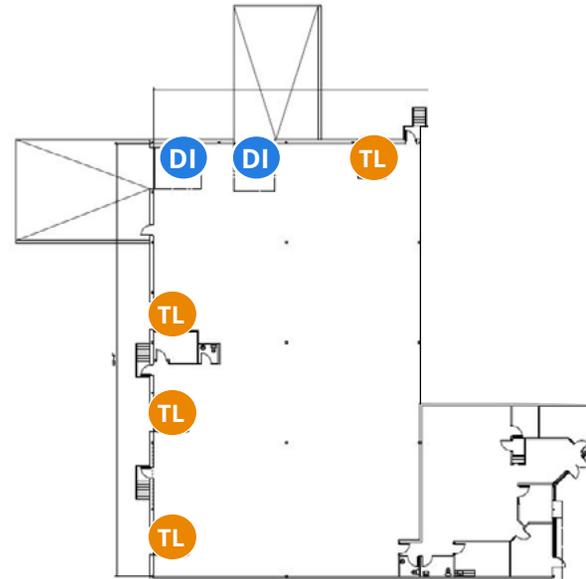
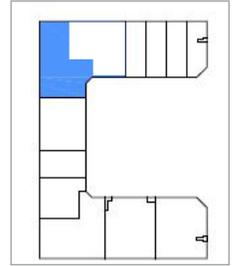
Availability April 2025



Opex:
\$6.56/SF



Asking Rate:
\$17.50/SF (net)



Property Photos



Nearby Amenities

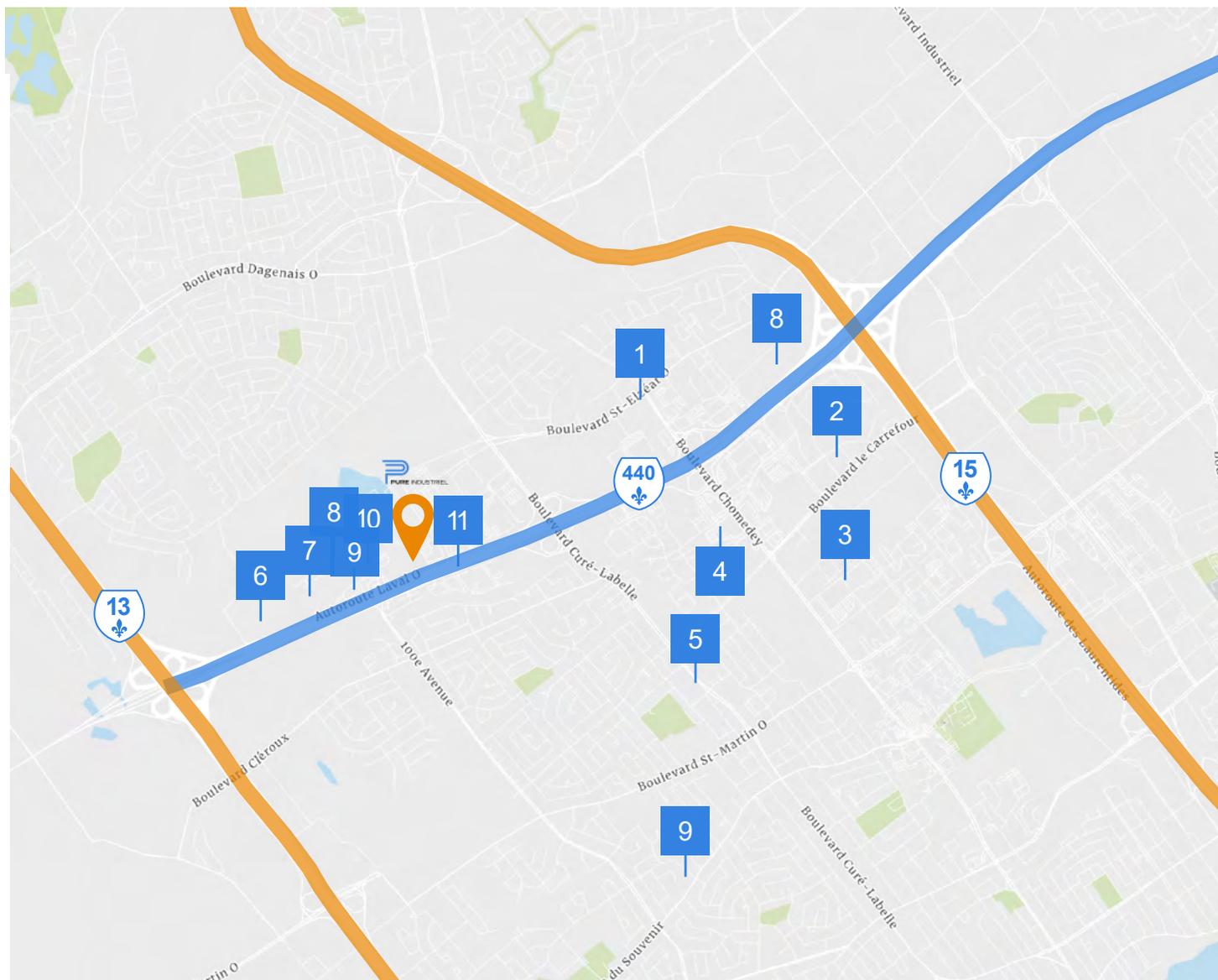
 2900-2976 J-A Bombardier Street
Laval, QC

- | | |
|----|----------------------------------|
| 1 | Costco |
| 2 | Carrefour Laval |
| 3 | Centropolis |
| 4 | Walmart |
| 5 | Adonis |
| 6 | Starbucks |
| 7 | Petro Canada |
| 8 | Tim Hortons |
| 9 | Ultramar |
| 10 | Café Agga |
| 11 | Centre Sportif Extreme Evolution |

 **Highway 440**
1,5 km | 5 minutes

 **Highway 13**
2 km | 6 minutes

 **Highway 15**
2,5 km | 7 minutes



Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

pureindustrial.ca

Colliers

Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors.

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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2900-2976 Joseph-Armand Bombardier Street, Laval, QC

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