



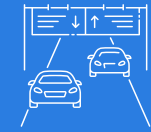
For Lease

Freestanding Industrial Building

Highway frontage ideal for manufacturing and distribution operations

6445 de la Côte de Liesse Road, Saint-Laurent, QC

Featured Benefits



Highway Frontage



**Proximity to
Highways 40 & 13**



Clear Height of 22'



**Great Corporate
Exposure**



Property Overview

Civic Address 6445 de la Côte de Liesse Road,
Saint-Laurent, QC

Zoning Industrial

Total Area 49,115 SF

Office Area 9,931 SF
"on two floors"

Warehouse Area 39,184 SF

Clear Height 22'

Shipping 5 TL

Voltage 600V / 400A

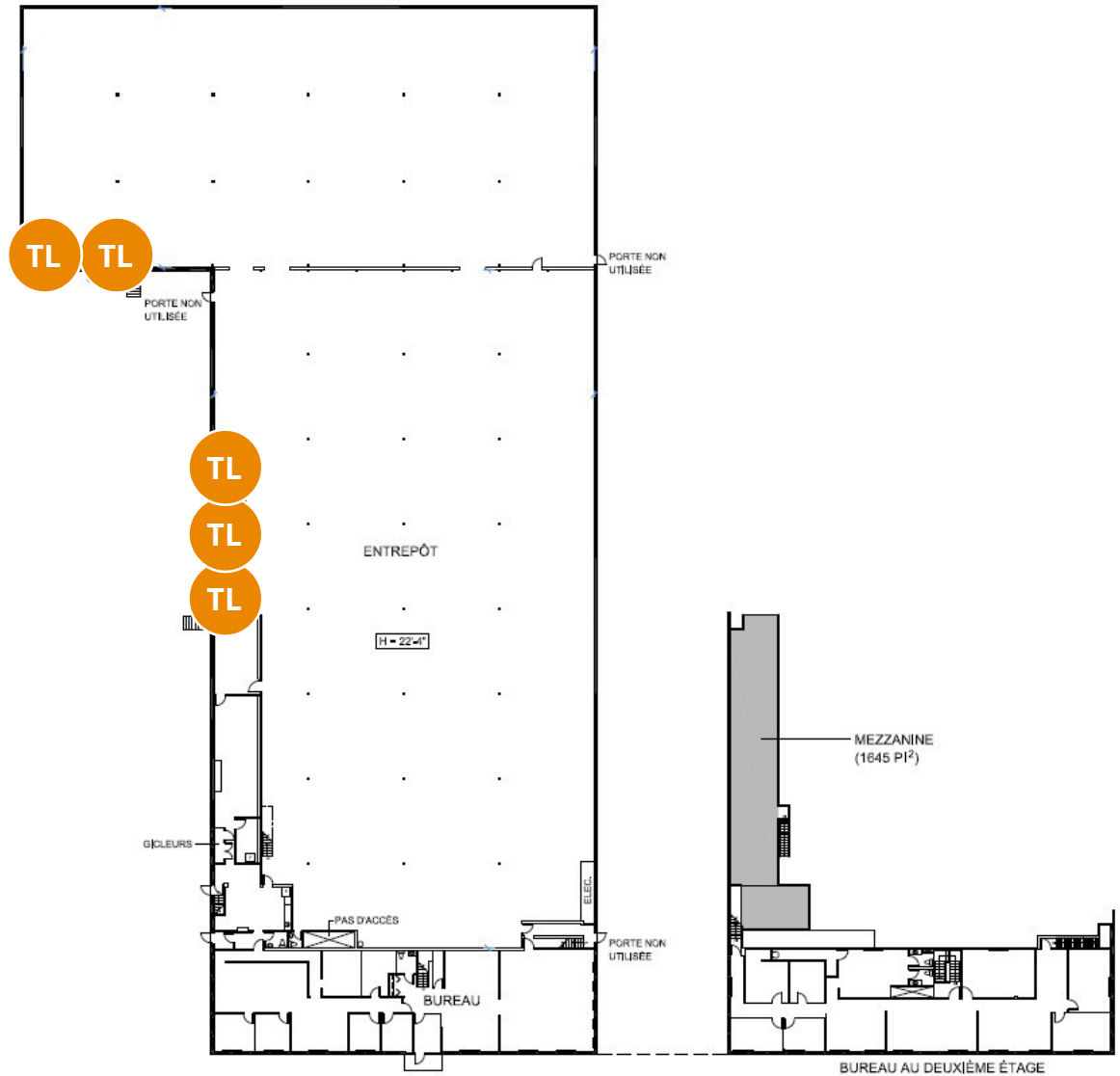
Availability Immediate



Opex:
\$5.27 / SF



Asking Rate:
Contact Broker





Warehouse



Lobby




Warehouse








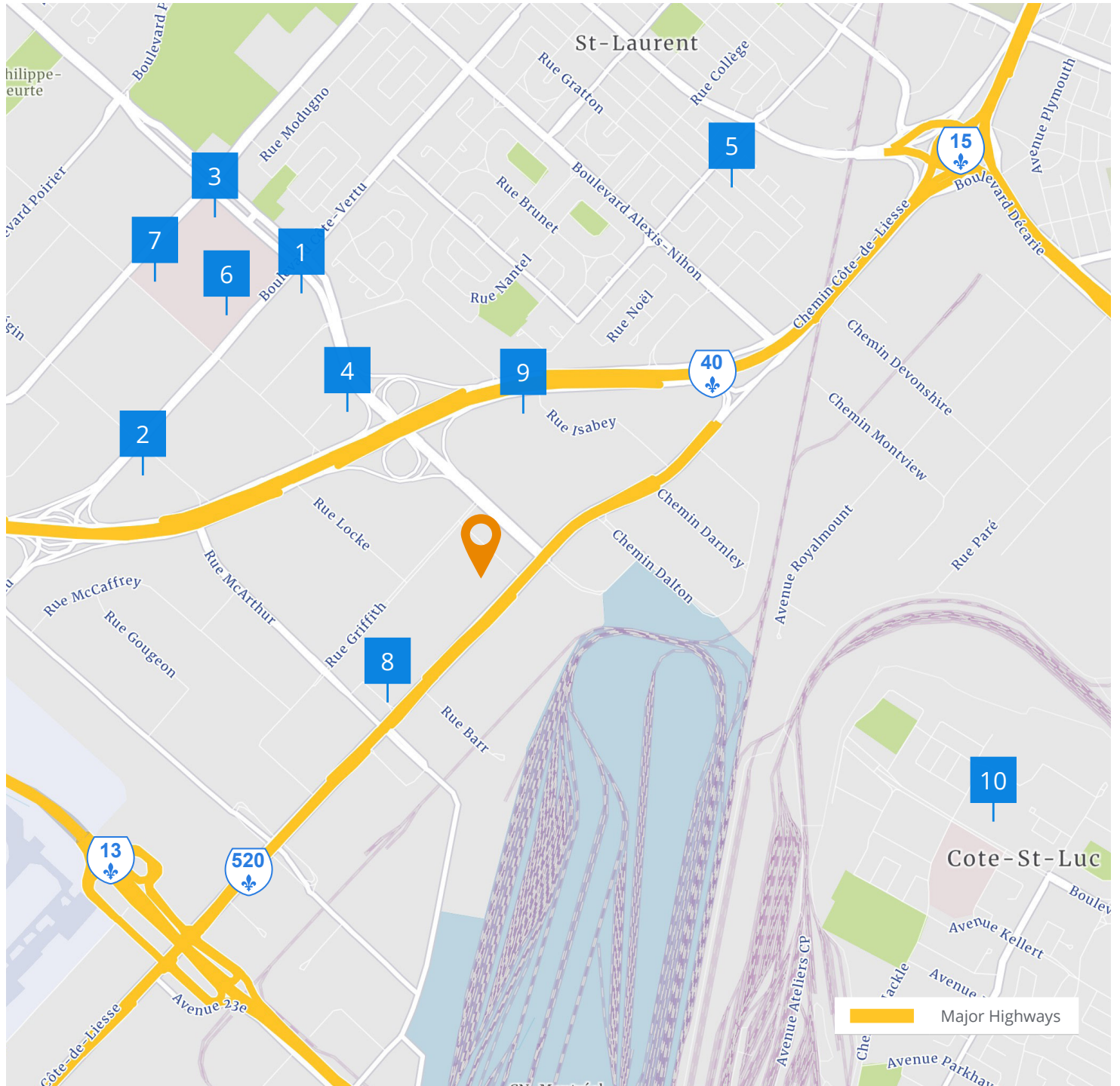
Office

Nearby Amenities

 6445 de la Côte de Liesse Road, Saint-Laurent, QC

- 1** BMO Bank ATM
- 2** Shell
- 3** Uniprix
- 4** Marriot Residence Inn
- 5** Proxim Pharmacy
- 6** Royal Bank of Canada
- 7** TD Bank
- 8** Subway Restaurant
- 9** Ikea Montreal
- 10** Quartier Cavendish Mall

-  **Highway 40**
4 km | 5 minutes
-  **Highway 13**
4 km | 5 minutes
-  **Highway 520**
6.7 km | 10 minutes
-  **Highway 15**
7.6 km | 12 minutes
-  **YUL Airport**
9.9 km | 13 minutes (driving)



 Major Highways

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



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