



For Lease

Free-Standing Industrial Building For Lease

±16,163 SF available, ideal for warehousing and distribution operations

3424 Francis-Hughes Avenue, Laval, QC

Featured Benefits



**Prime Laval
Location**



**2 loading docks
2 drive-in doors**



**Clear Height
20'**



**Proximity to
highways 15 & 440**



Property Overview

Civic Address	3424, avenue Francis-Hughes Laval, QC
Total Area	± 16,163 SF
Warehouse Area	± 80%
Office & Showroom Area	± 20%
Clear Height	20'
Shipping	2 TL 2 DI
Electricity	600V/400A
Zoning	Industrial



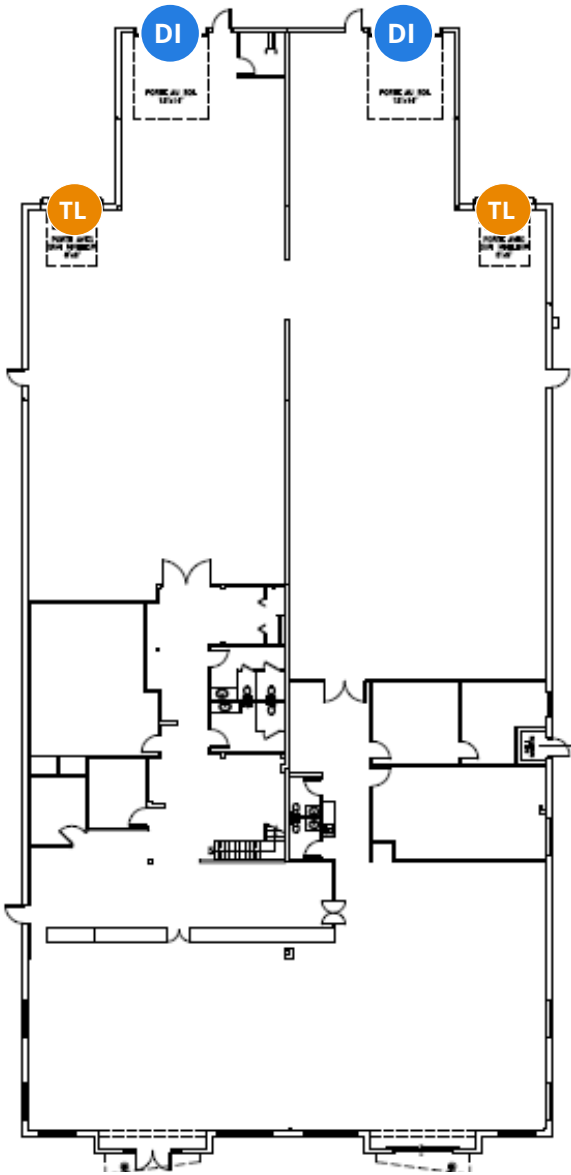
Opex:
\$5.88/SF



Asking Rate:
Contact Broker



Available:
March 1st, 2025



Ground Floor

Property photos



Nearby Amenities

3424 Francis-Hughes Avenue,
Laval

Highway 15
7 minutes

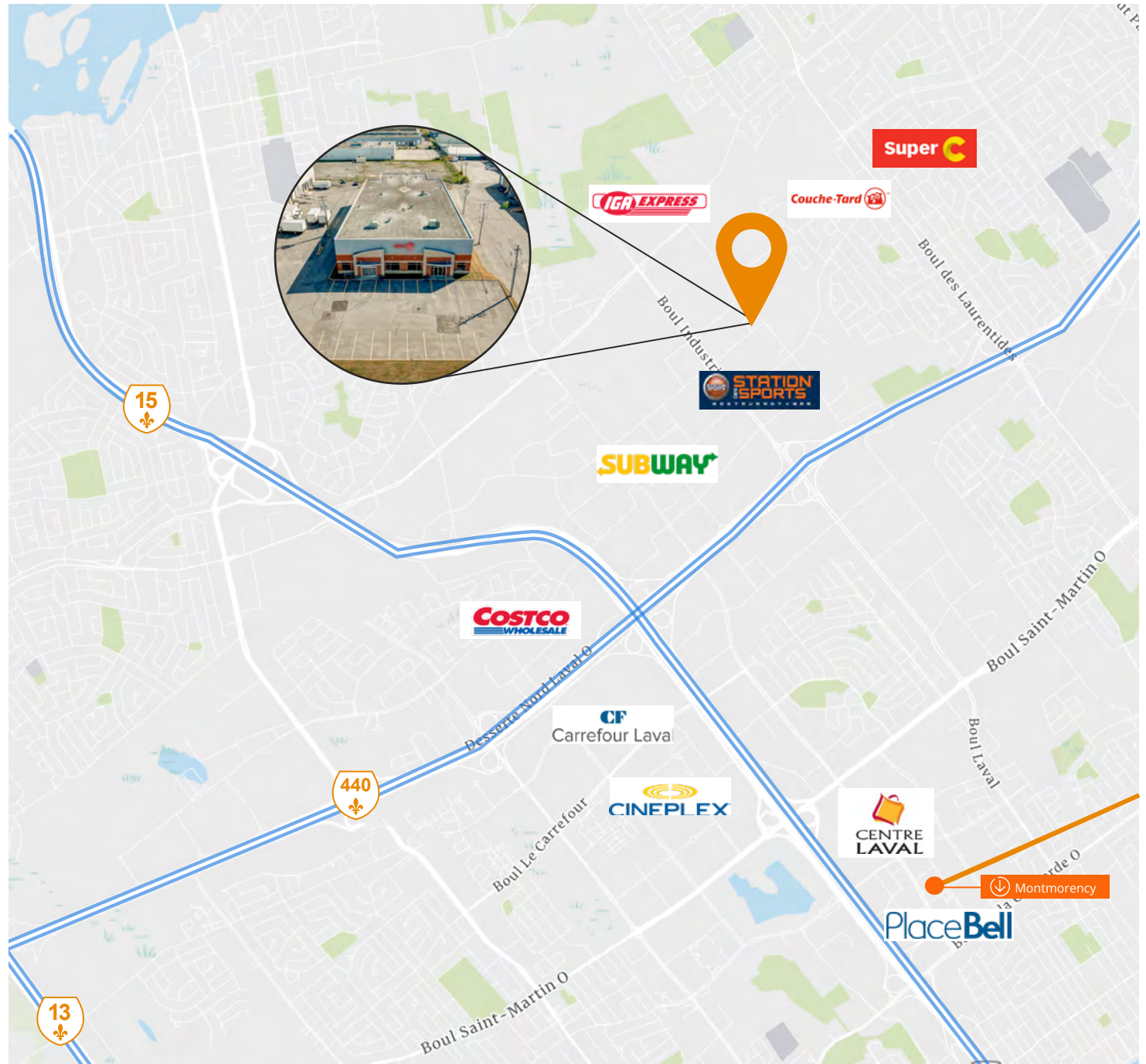
Highway 440
3 minutes

Bus 45
2 minutes

P.E.T International Airport
22 minutes

Mirabel International Airport
24 minutes

Downtown Montreal
30 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



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