



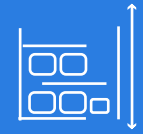
For Lease

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



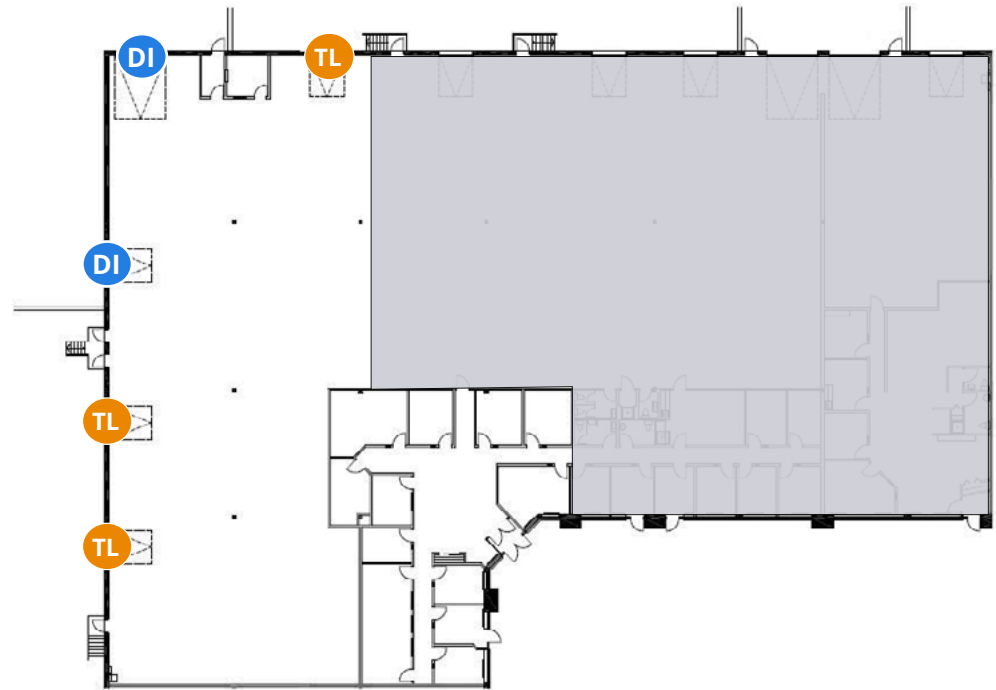
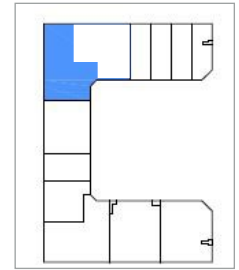
**Renovated
office space**



**Opex:
\$6.56/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

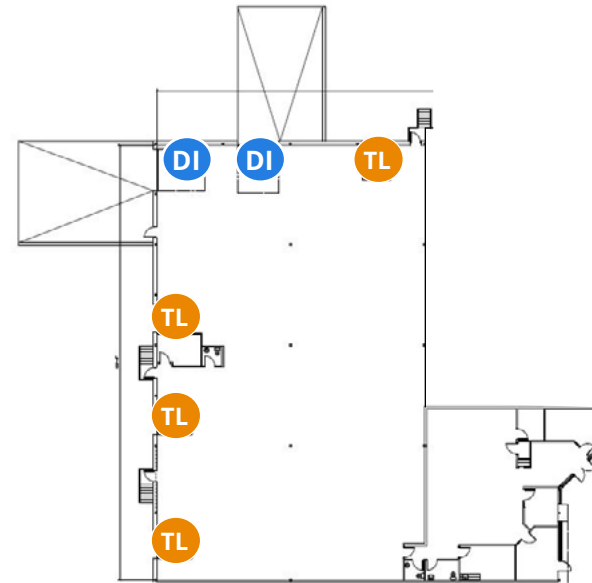
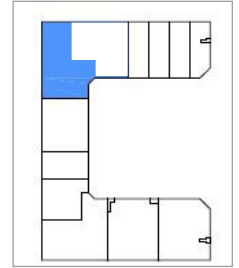
Availability April 2025



Opex:
\$6.56/SF



Asking Rate:
\$17.50/SF (net)




Property Photos





Nearby Amenities

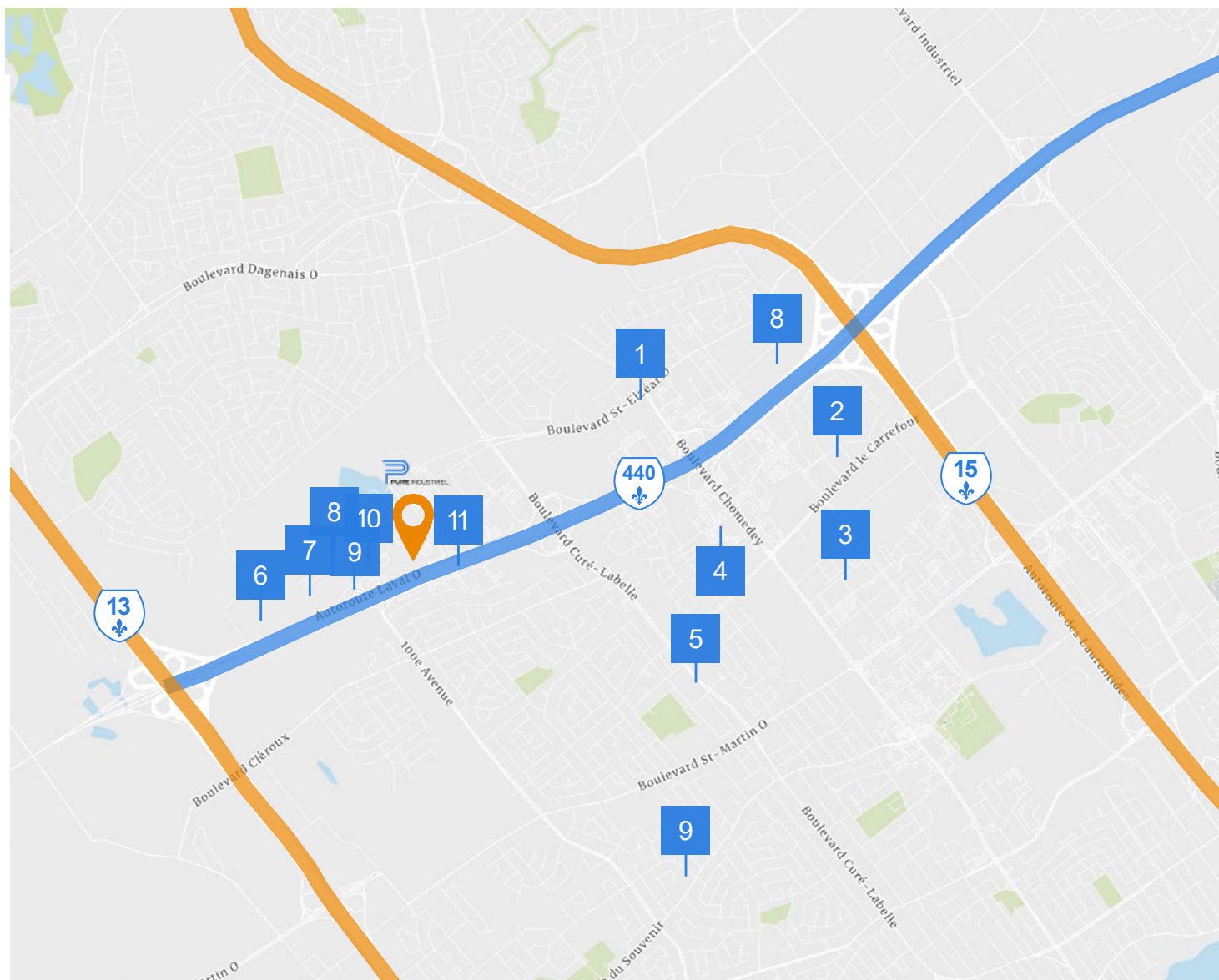
 2900-2976 J-A Bombardier Street
Laval, QC

- | | |
|----|----------------------------------|
| 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.

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



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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