



INDUSTRIAL BUILDING
FOR LEASE

6445

Chem. de la Côte-de-Liesse

Saint-Laurent



PROPERTY DETAILS



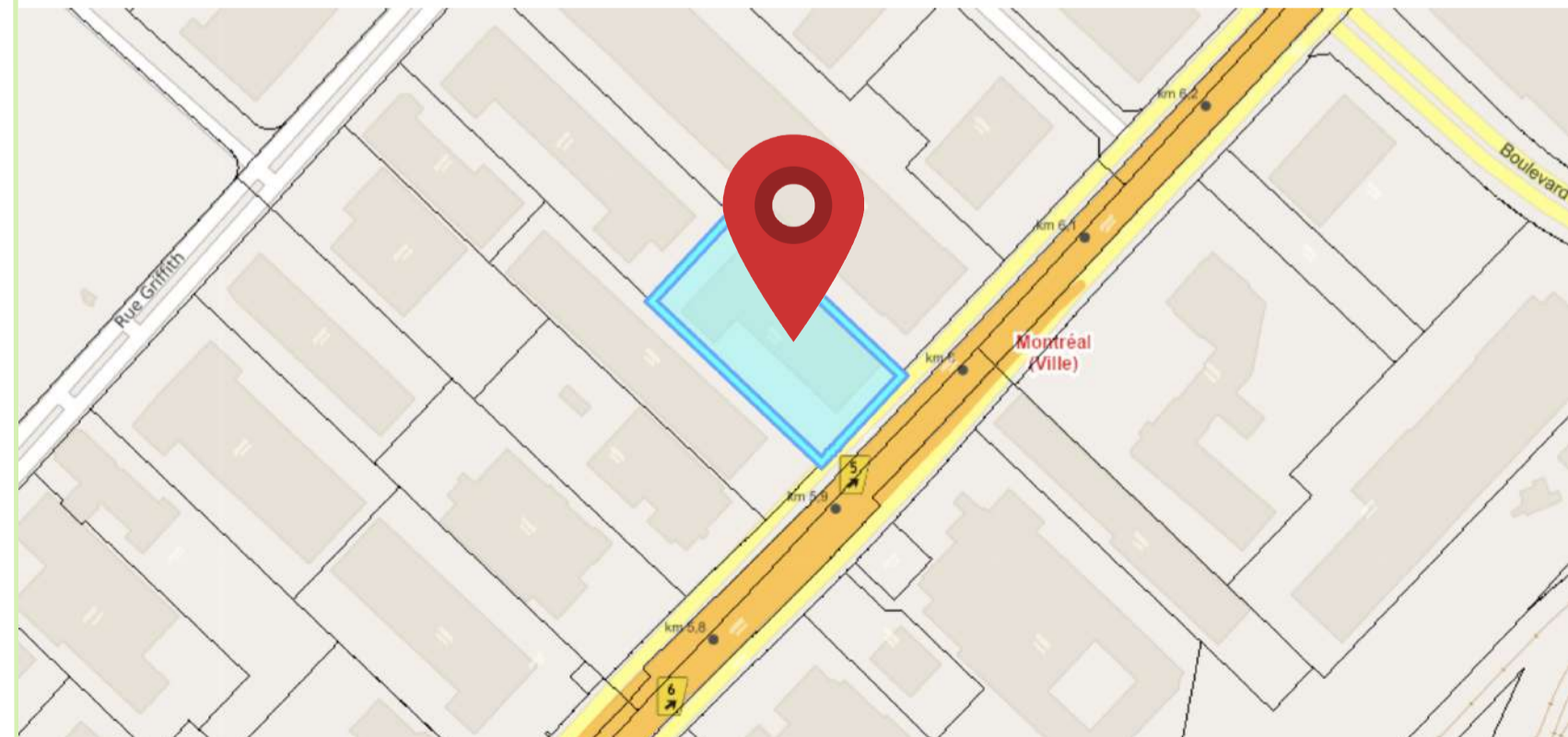
FEATURES

- Strategically located along Chemin de la Côte-de-Liesse, offering incredible corporate exposure and immediate access to Highways 40, 520, and 13, ensuring seamless connectivity to the Greater Montreal Area and major transportation routes.
- Prime location in the heart of Saint-Laurent's industrial park.
- Flexible zoning offering a wide array of uses.

	TOTAL BUILDING AREA	± 49,115 SQ.FT.
	TOTAL WAREHOUSE	± 39,184 SQ.FT.
	MEZZANINE	± 1,645 SQ.FT.
	TOTAL OFFICE	± 9,931 SQ.FT.
	1ST FLOOR OFFICE	± 5,852 SQ.FT.
	2ND FLOOR OFFICE	± 4,079 SQ.FT.
	LAND	± 91,192 SQ.FT.
	TRUCK-LEVEL DOORS	5
	CLEAR-HEIGHT	22'
	COLUMN SPAN	30' x 27'3"
	ELECTRICAL ENTRY	600V / 400A
	AVAILABILITY	Immediate
	CAR PARKING	25 Stalls

ZONING DETAILS

ZONE: 14-020
 RETAIL AND COMMERCIAL
 AUTOMOBILE AND VEHICLE-RELATED
 RESTAURANTS AND FOOD SERVICES SERVICE-ORIENTED BUSINESSES
 WAREHOUSING & DISTRIBUTION
 MANUFACTURING
 HEAVY INDUSTRIAL
 ENTERTAINMENT AND RECREATIONAL



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LOCATION

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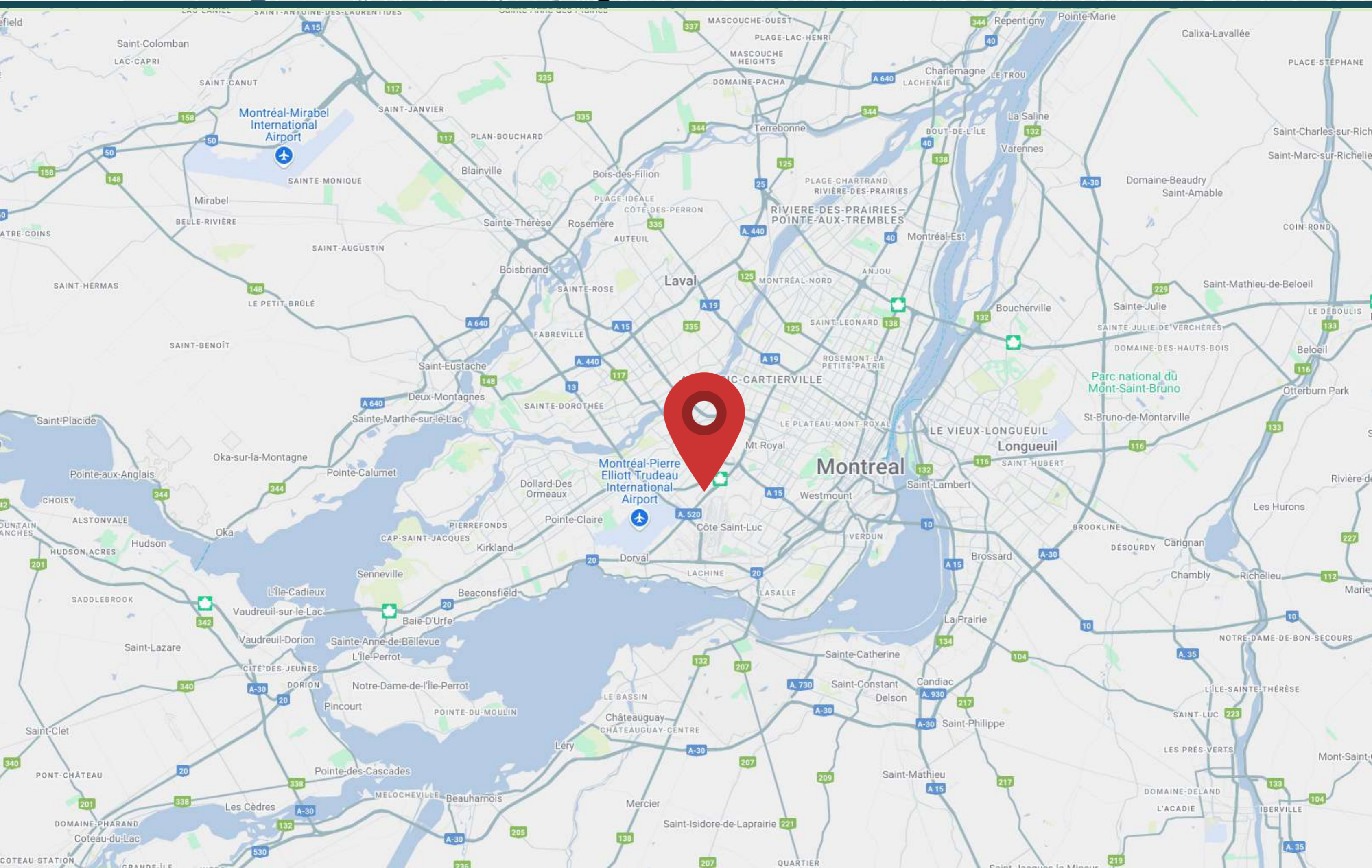
view map

± 5 MIN

± 10 MIN

± 20 MIN

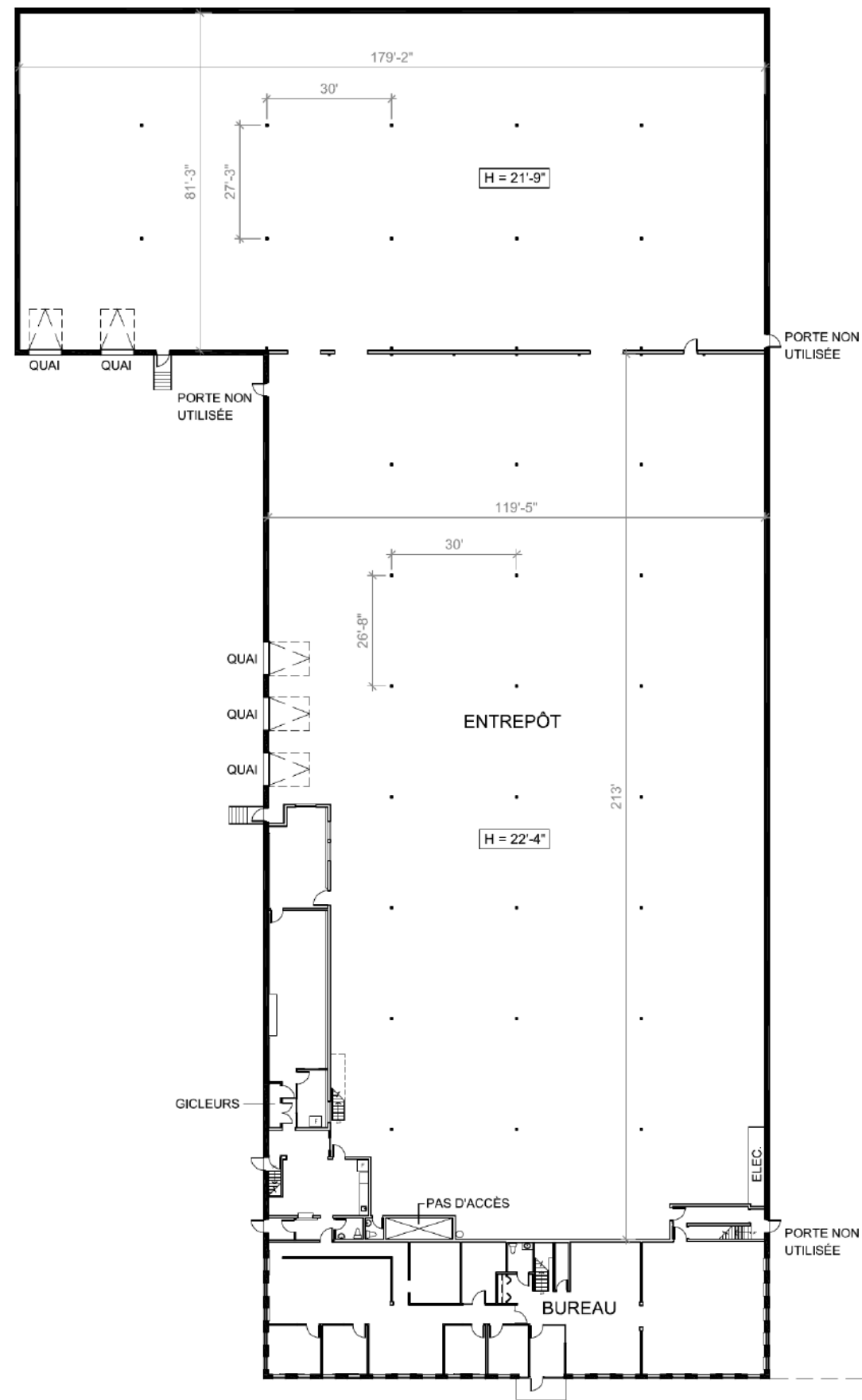
± 25 MIN



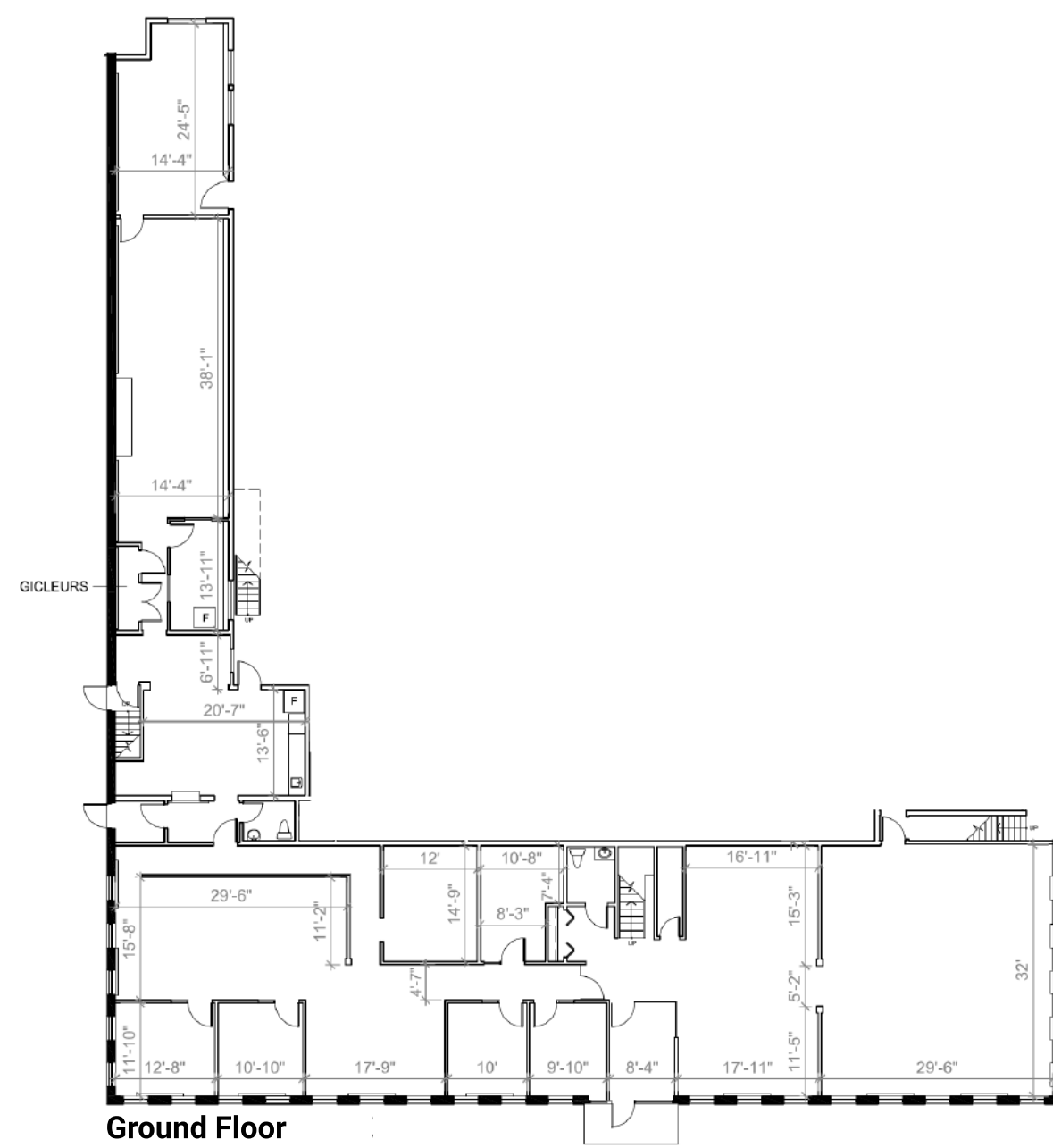
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BUILDING FLOOR PLANS

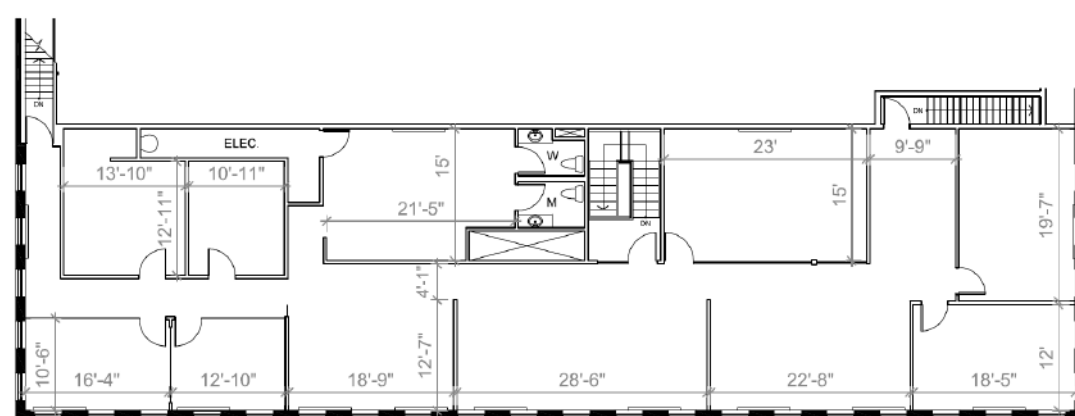
WAREHOUSE



OFFICES

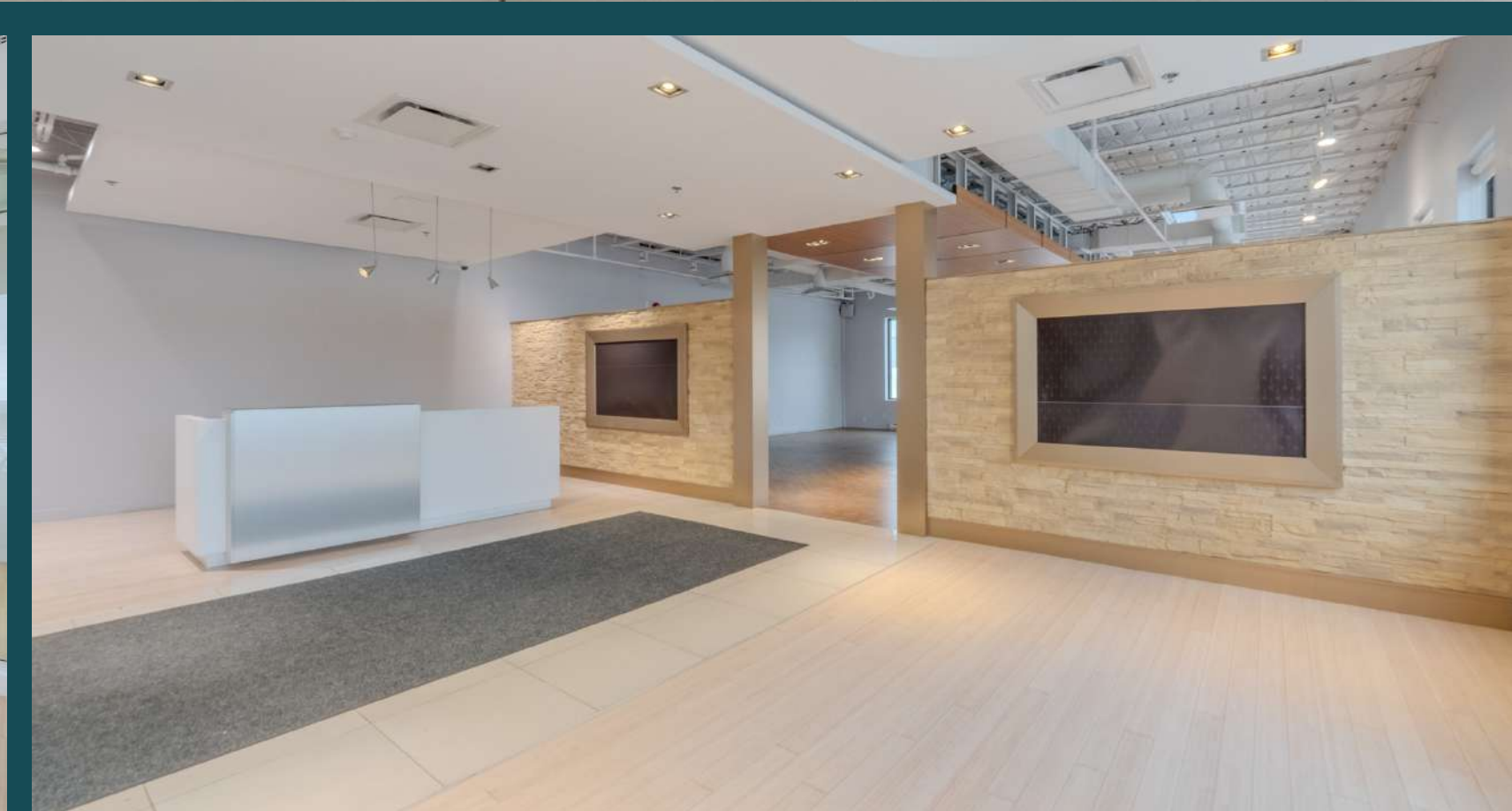
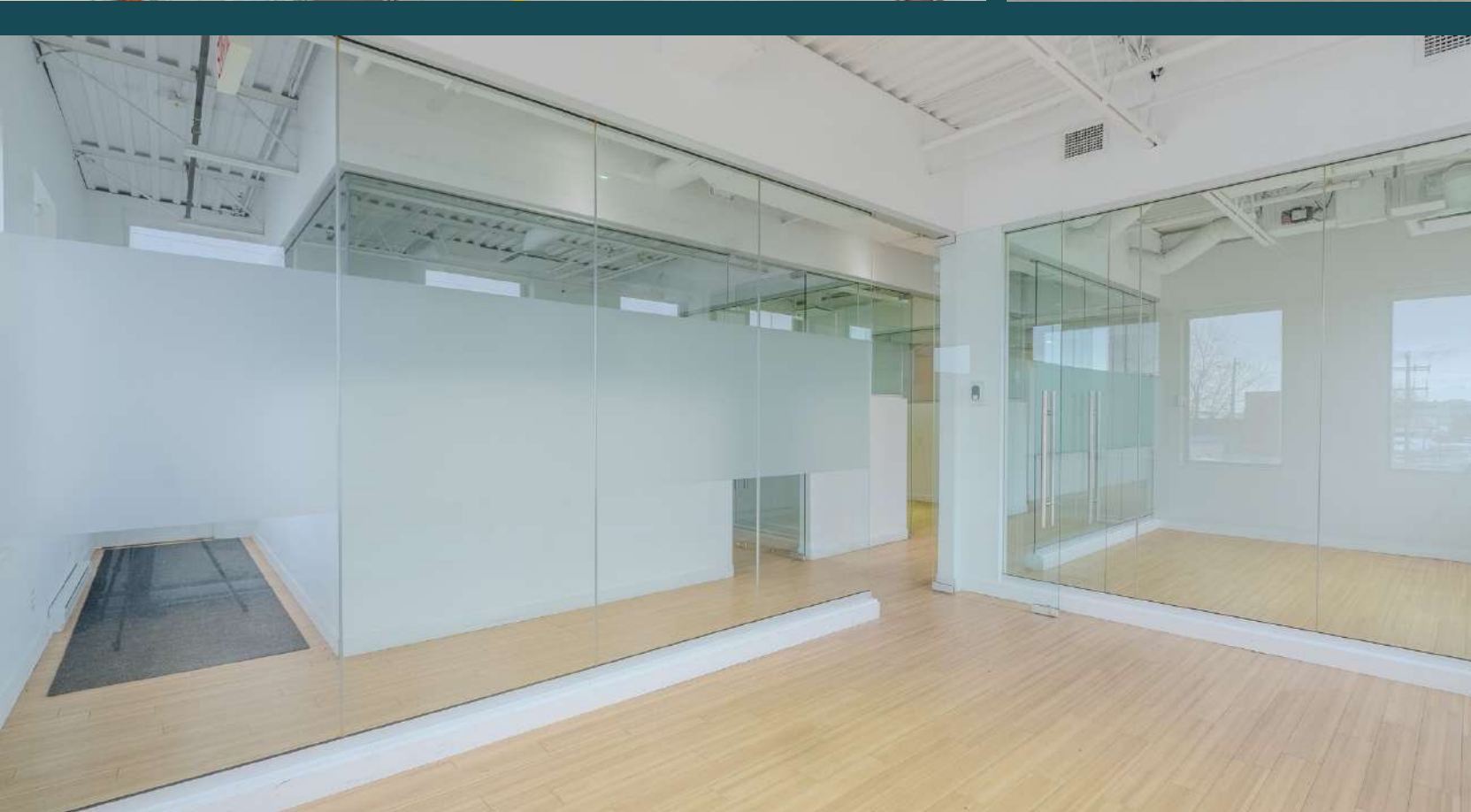
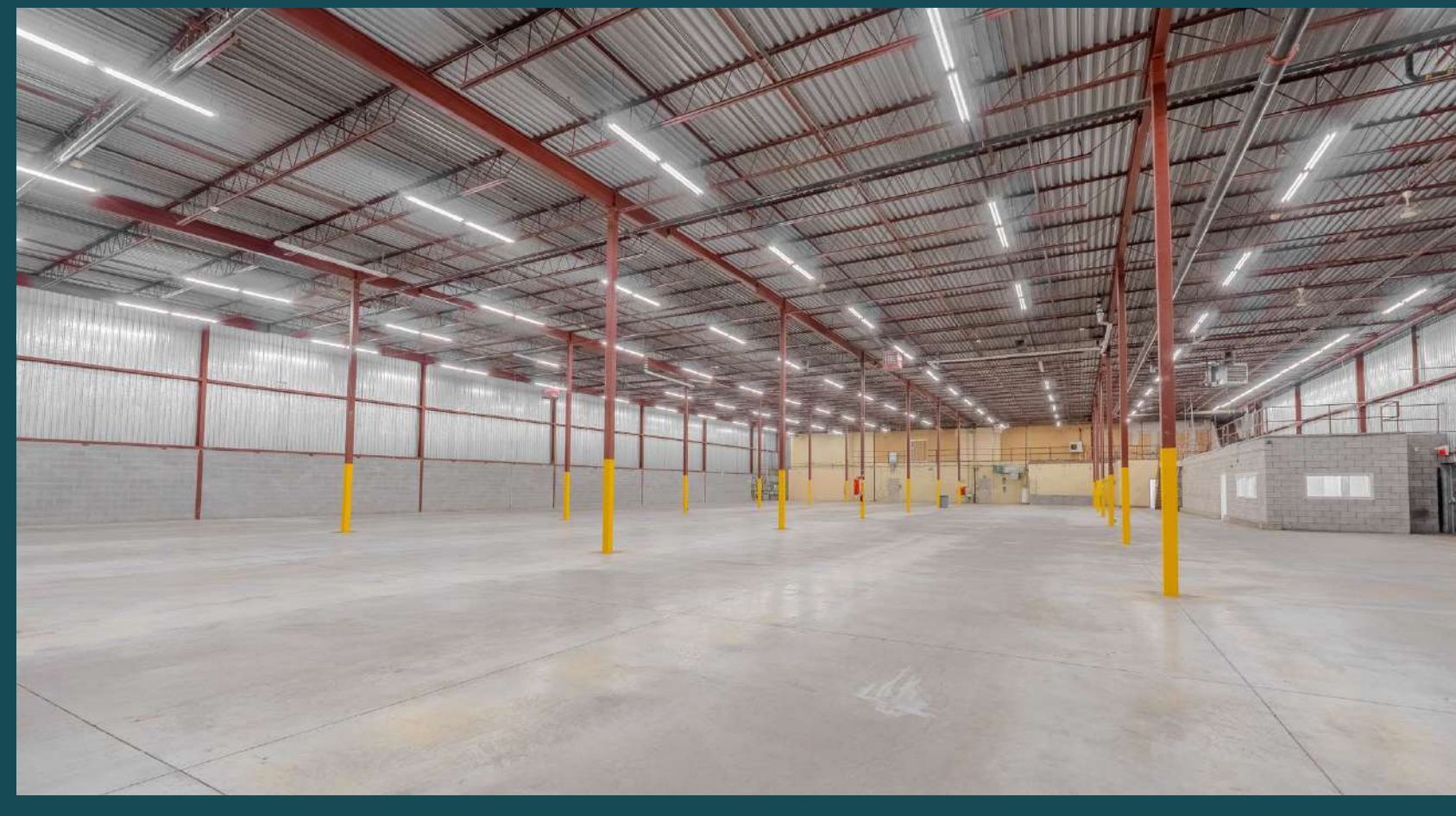
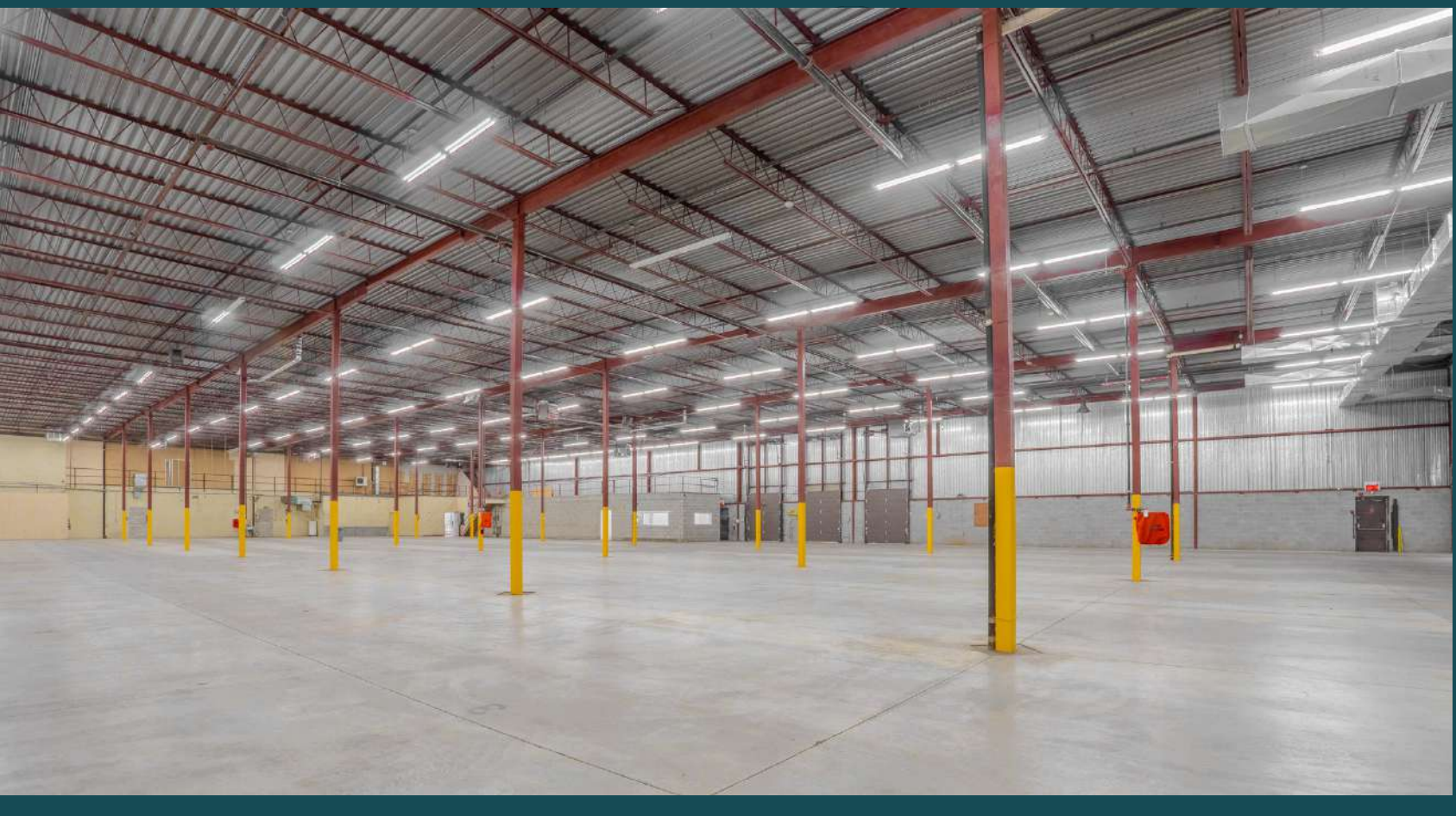
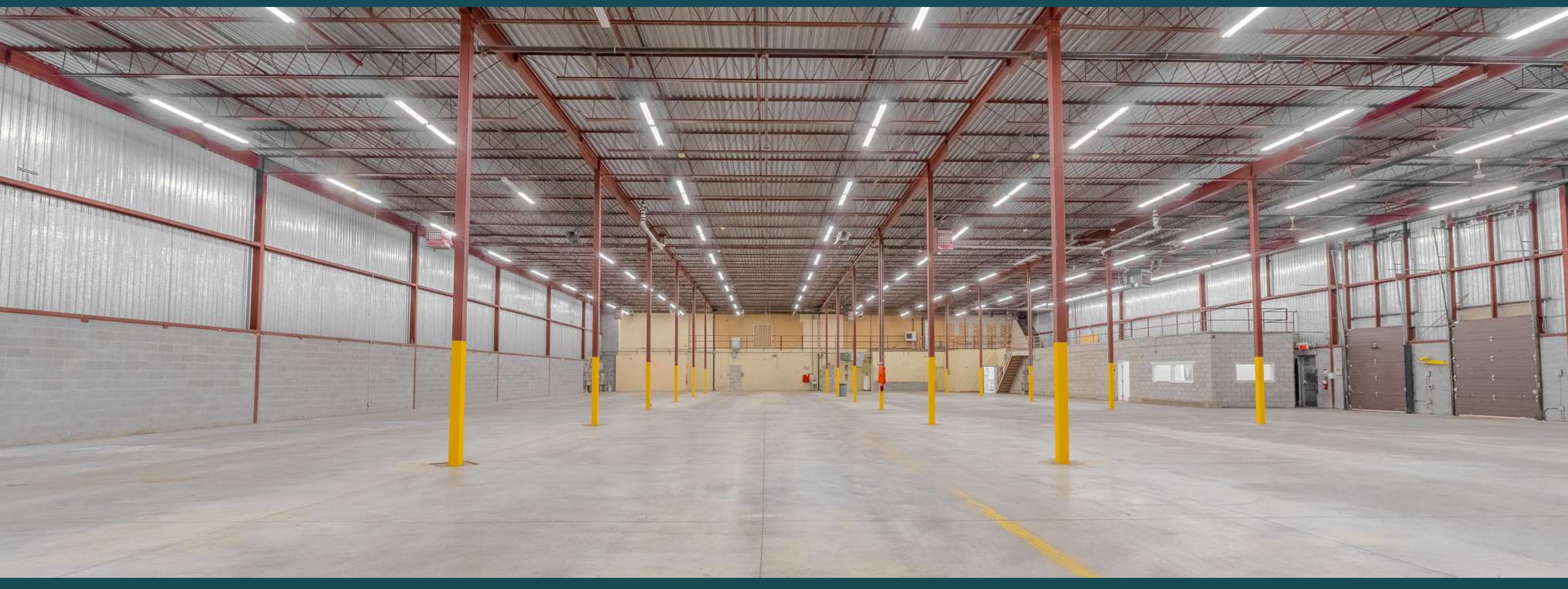


Ground Floor



Second Floor

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