



For Lease

Industrial Spaces Located in Laval

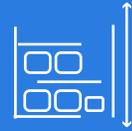
Up to ± 9,500 SF available, perfect for storage and flex industrial uses

**3420-3480 Industriel Boulevard
Laval | QC**

Featured Benefits



Prime location



Clear height
of 18'



Great
labour pool



Excellent door
ratios



Property Overview

3448-3452 Industriel Blvd.

Total Area	9,620 SF
Office Area	1,924 SF
Warehouse Area	6,852 SF
Shipping	2 TL
Availability	Immediate

3468-3472 Industriel Blvd.

Total Area	9,493 SF
Office Area	2,641 SF
Warehouse Area	7,696 SF
Shipping	2 TL
Availability	Immediate

1155 - 3424 Industriel and Bergar Blvd.

Total Area	7,884 SF
Office Area	3,928 SF
Warehouse Area	3,956 SF
Shipping	2 TL
Availability	Immediate



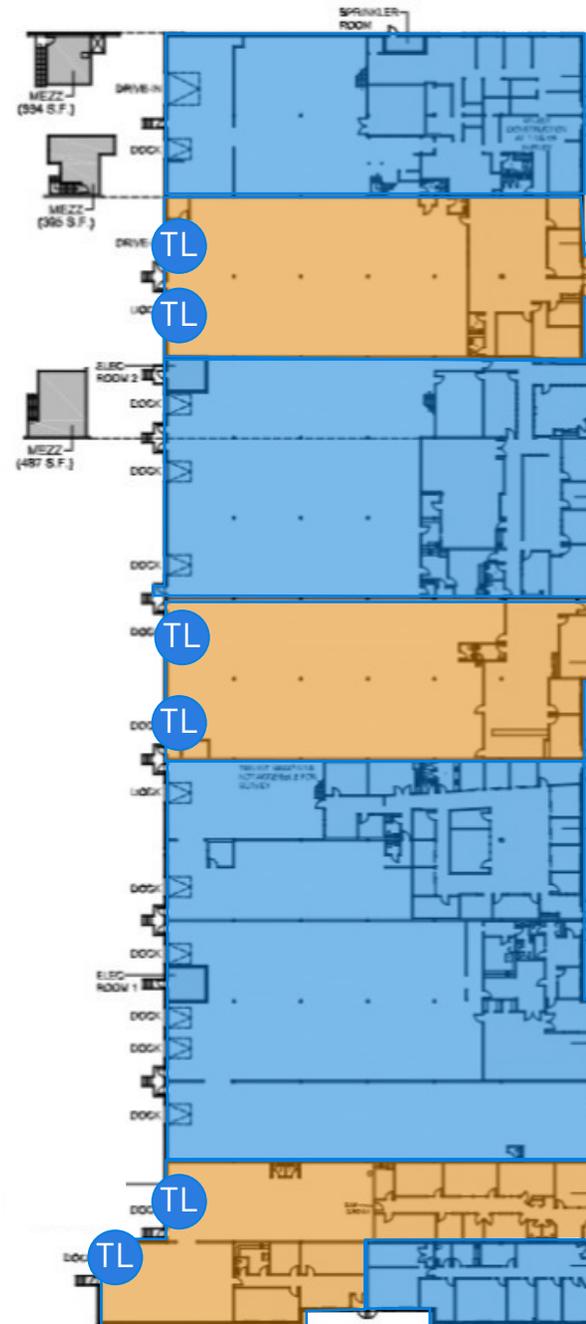
Located on
a busy artery



Opex:
\$4.39/SF



Asking Rate:
Contact Broker



Suite 3468- 3472

Suite 3448- 3452

Suite 1155- 3424

Available

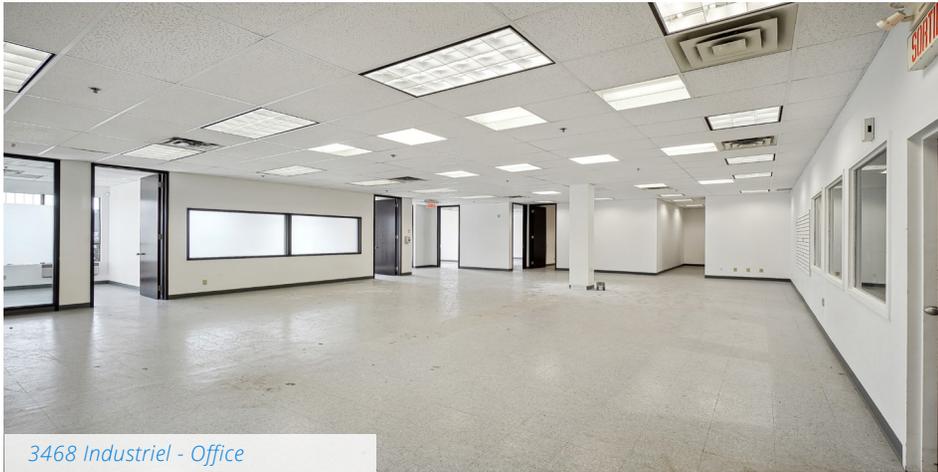
Leased



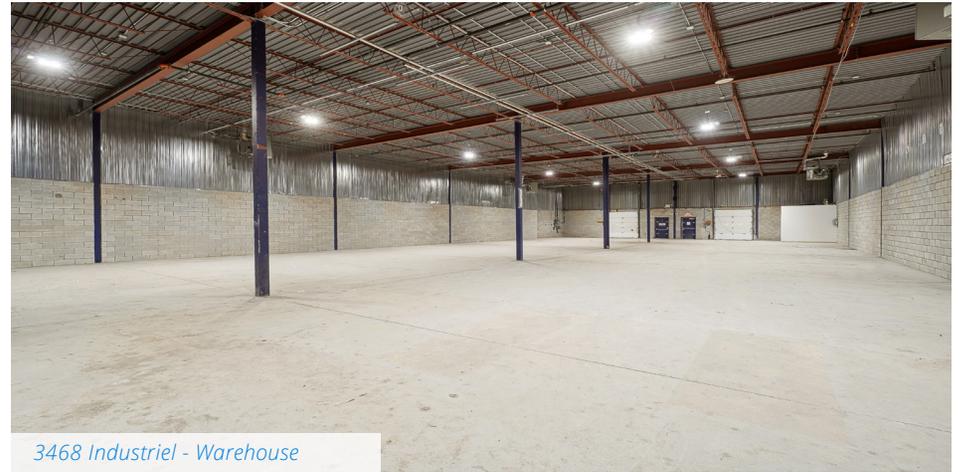
3448 Industriel - Front



3448 Industriel - Inside



3468 Industriel - Office



3468 Industriel - Warehouse



3468 - Industriel - Warehouse



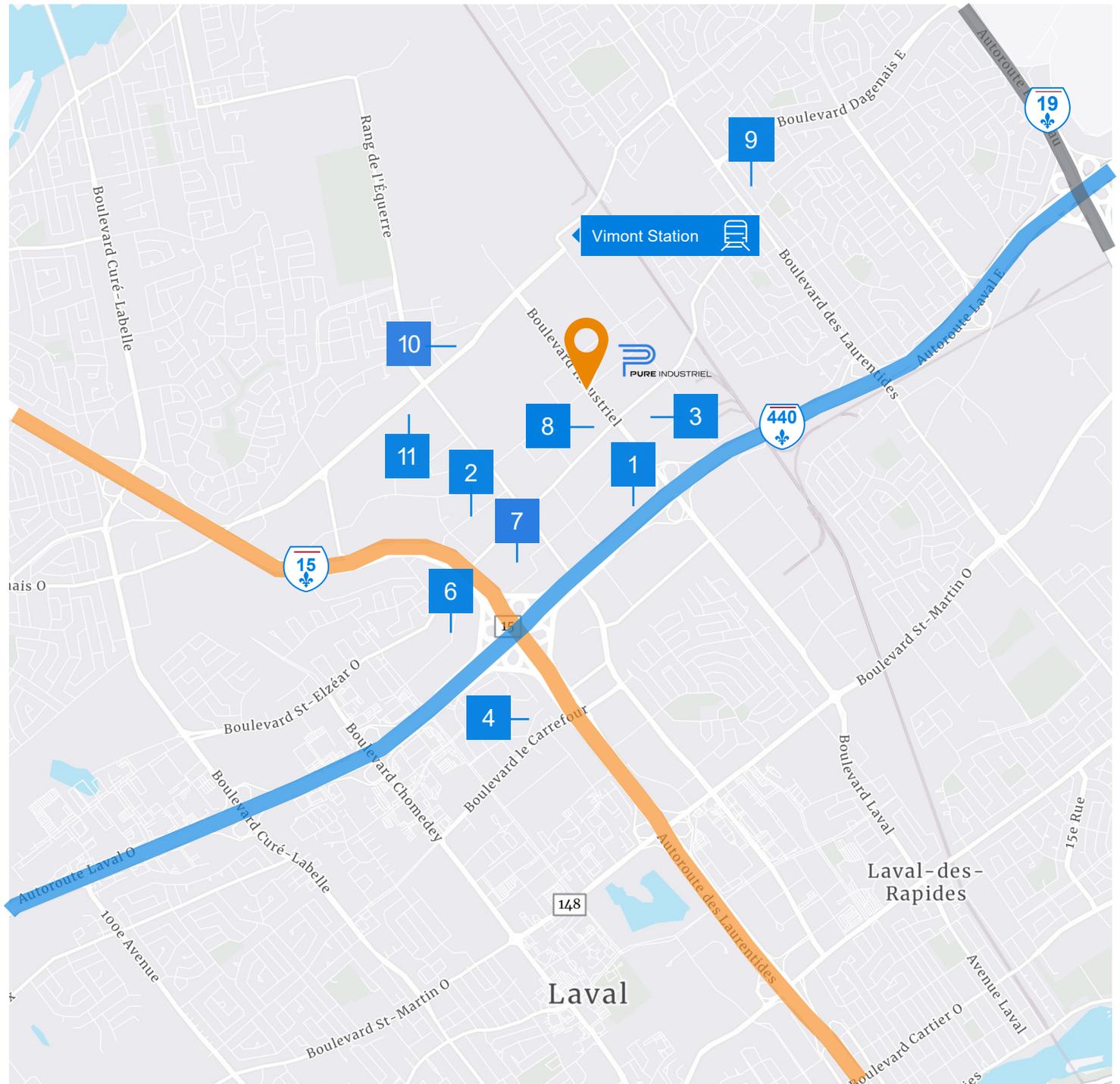
3468 Industriel - Shipping

Nearby Amenities

 3420 - 3480 Industriel Blvd, Laval

- 1** Starbucks
- 2** Tim Hortons
- 3** La Station des Sports
- 4** Carrefour Laval
- 5** Costco
- 6** Costco Gas Station
- 7** Missfit Laval
- 8** Petro-Pass
- 9** RBC
- 10** St-Viateur Bagel Laval
- 11** Ultramar

-  **Highway 440**
1 km | 2 minutes
-  **Highway 15**
4.5 km | 5 minutes
-  **Highway 19**
5 km | 7 minutes
-  **Train Station | Vimont**
2 km | 4 minutes
-  **Montreal International Airport**
23.4 km | 20 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

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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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