

COMPLEXE 440



LAVAL COMPLEXE 440

Property Details

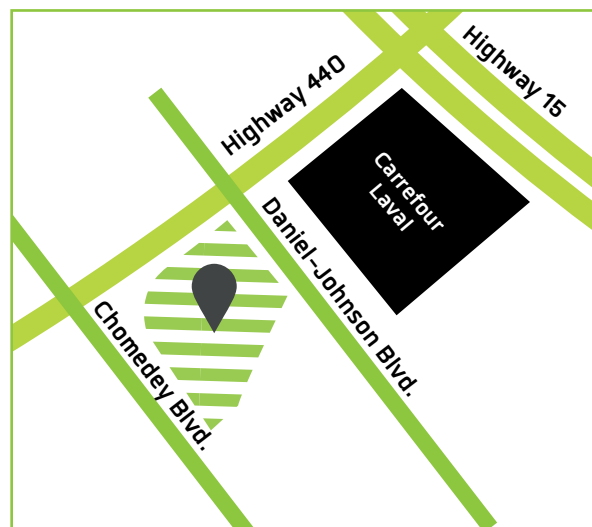
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|-------------------------------------|--|
| Date of construction: | 1993 |
| Leasing area | |
| Total: | 280,015 sq. ft. |
| Number of floors: | 1 floor |
| Ceiling height: | 20 ft. with 18,3 ft. vertical clearance |
| Asking lease price: | Call leasing agent for special promotion |
| Operating charges and taxes (2018): | Starting at \$4.05 per sq. ft. |
| Parking space: | Exterior, free, non reserved |

Highlights

- High quality offices
- Very well maintained buildings
- Excellent shipping capabilities (appropriate for 53-foot trucks)
- Competitive leasing rates
- Ample parking

Location

- Highly desired prime location in Laval
- Located adjacent to Carrefour Laval
- Near Highways 440, 15 and 117 (Curé-Labelle)
- Excellent visibility on a high traffic street
- Many services, restaurants and major retailers nearby



Gisèle Durepos
Leasing Manager
Cell.: 514 774-7179
gdurepos@cogir.net

cogir.net

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Chomedey Blvd.



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Jean-Beraud Ave.



Jean-Beraud Ave.



Ave. Jean-Béraud



Highway 440



Aerial view

Building Infrastructure

Type of building: Industrial, commercial and office building

Structure: Concrete. Distance between columns +/- 25 ft

Party Walls: Cement blocks and / or plasterboard

Electrical Infrastructure

Gas and electricity: Separate meters for each local

Air conditioning / heating:

For the office space: Electrical (baseboards) air conditioning, 5-ton units on the roof

For the warehouse: Gas heating

Unique Layout

This building complex is composed of three buildings and offers multifunctional rental space (that can easily be adapted) as well as a large parking lot

Major Tenants

Fix Auto, Hexatek, Urgences Santé, Ford, Management and Physio ERP

Characteristics and Improvement

Parking and Accessibility

Free outdoor parking

Direct access to Highways 13,15 and 440

Bus stop at front door

Services

Loading dock: Each premises has truck level garage door or an access ramp

Display: External pylon sign (subject to availability)



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