

COMPLEXE 440



LAVAL COMPLEXE 440

Industrial space available

Suite 3216: 6,748 sq. ft.
Suite 3237: 3,397 sq. ft.
Suite 3233: 3,358 sq. ft.
Suite 3234: 4,350 sq. ft.

Property Details

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

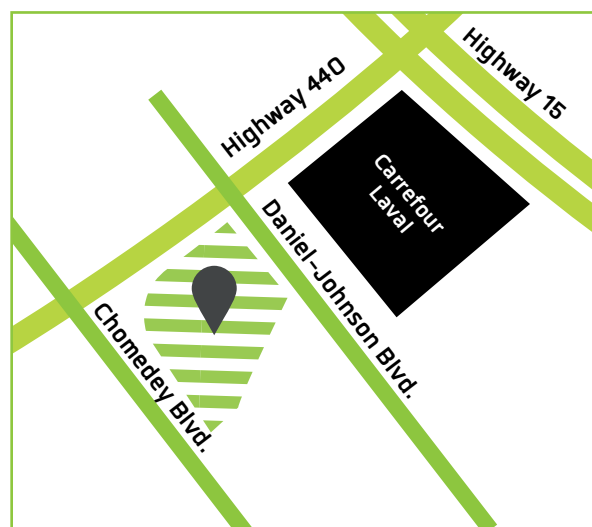
Location

- 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



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Chomedey Blvd.



Chomedey Blvd.



Chomedey Blvd.



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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