

FOR LEASE

800, 806 & 808
Deslauriers Street
Saint-Laurent (Québec)



INDUSTRIAL SMALL-BAY SUITES WITH PRIME HIGHWAY
ACCESS STRATEGICALLY LOCATED IN SAINT-LAURENT

Space Overview

Functional industrial space designed for efficient storage and distribution operations in Saint-Laurent, one of Montreal's most sought-after industrial nodes.

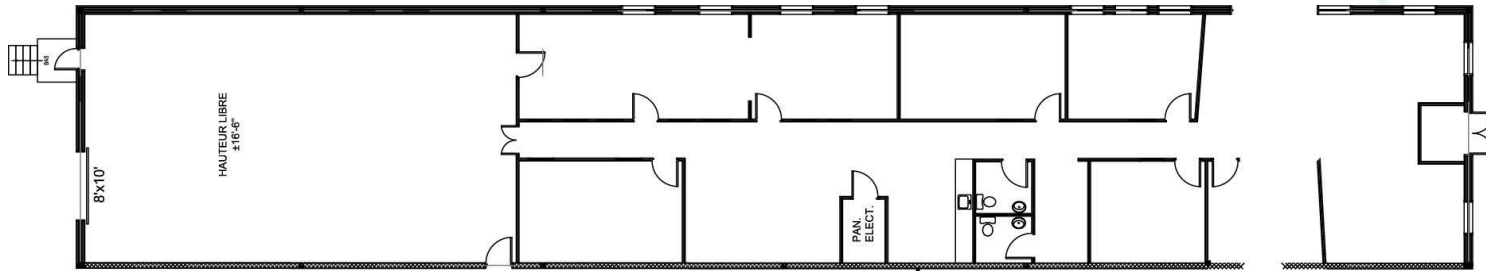
Strategically located to offer exceptional connectivity to major highway networks and unparalleled proximity to YUL Montréal-Trudeau International Airport, in addition to accessibility numerous amenities located in the vicinity.

Available Area	4,810 SF - Suite 800 4,810 SF - Suite 806 4,810 SF - Suite 808] Can be contiguous
Clear Height	16'	
Available Door	1 Loading Dock in each suite	
Column Span	28' x 30'	
Occupancy Date	Immediate	
Lot Number	2 189 491	
Asking Net Rent	\$14.00 PSF - Suite 800 \$12.50 PSF - Suite 806-808	
Add'l Rent	\$5.25 PSF	
Zoning	18-028 (Wholesale trade, Manufacturing, Transportation and construction, Chemical petroleum products)	



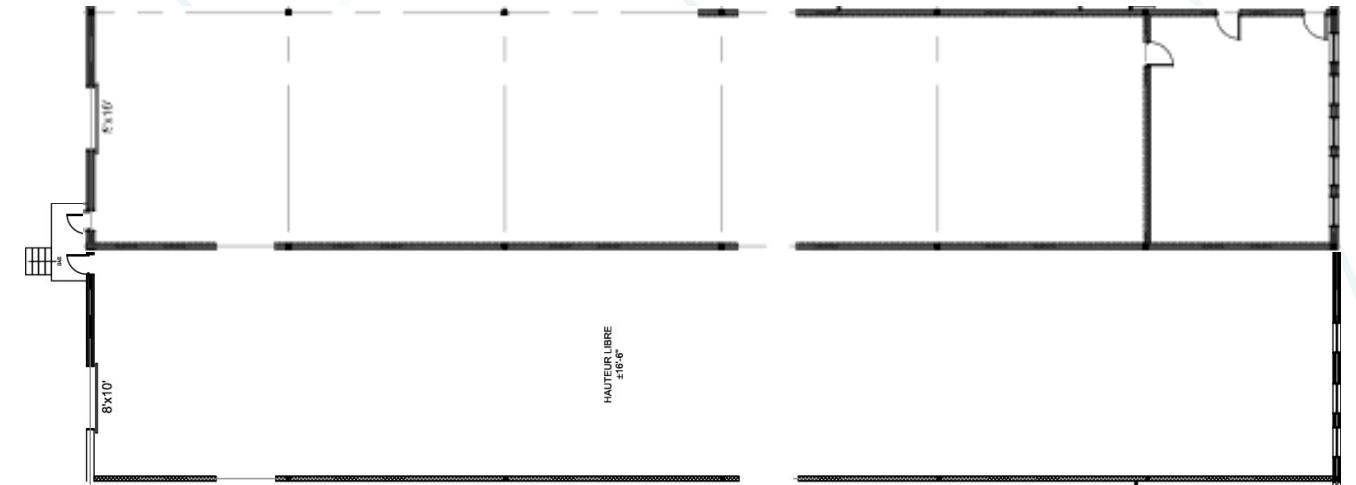
- Walking distance to REM Côte-de-Liesse Station
- Access to major highways & YUL International Airport
- Small-bay spaces with flexible zoning

SUITE 800



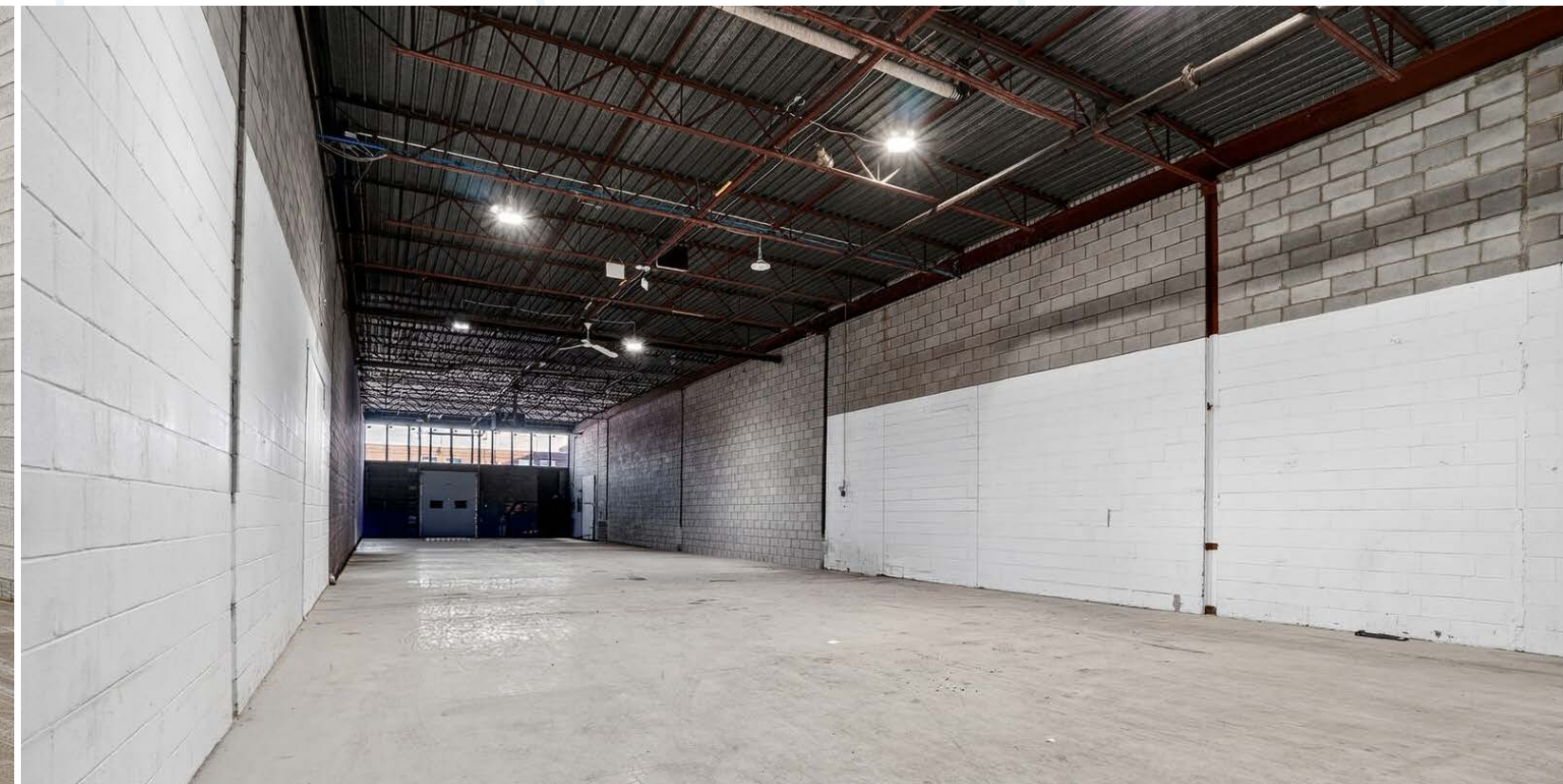
Suite 800 - Premium corner unit featuring exceptional natural light and prime signage visibility on Deslauriers street and Lebeau Boulevard for maximum brand exposure. The current configuration provides a 65% office-to-warehouse ratio, with full flexibility for incoming tenants to customize the layout to their specific operational requirements.

SUITES 806 - 808

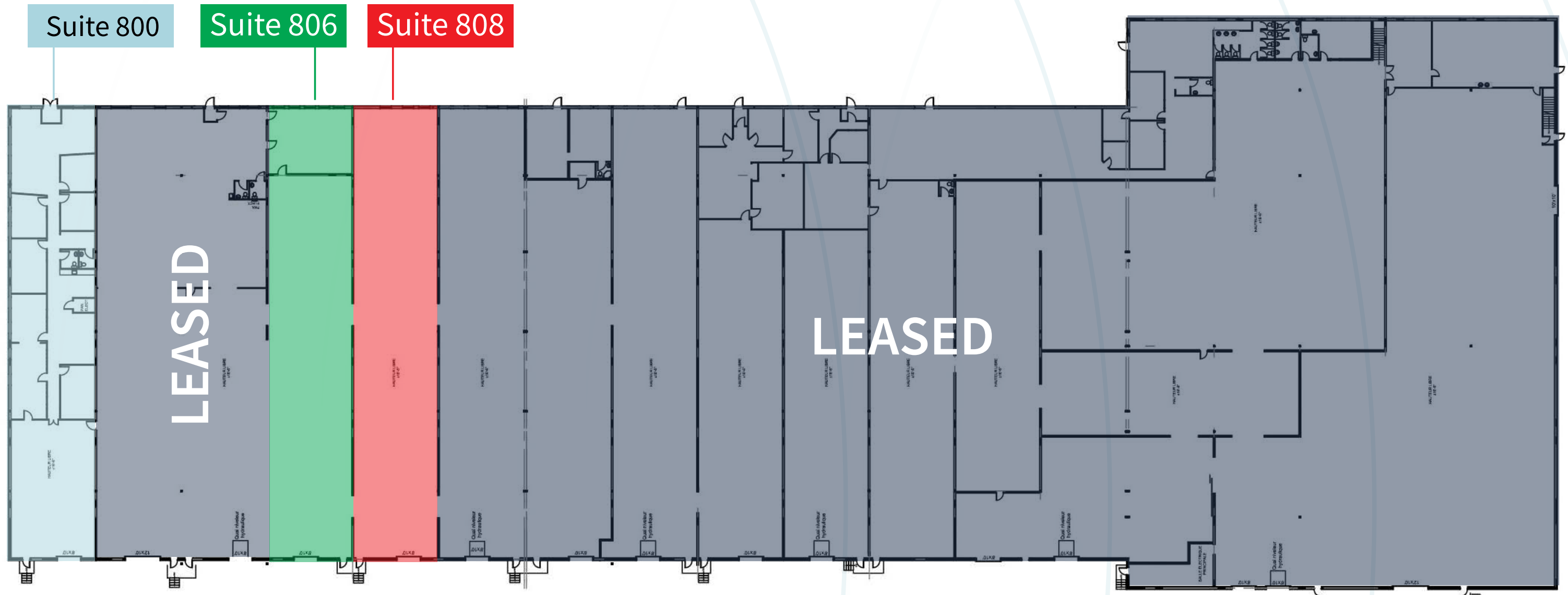


Suite 806 - Vacant unit with 16% office ratio and flexibility connect with suite 808 for contiguous warehousing.
Suite 808 - Vacant unit with 0% office ratio to maximize storage capacity and cost efficiency.

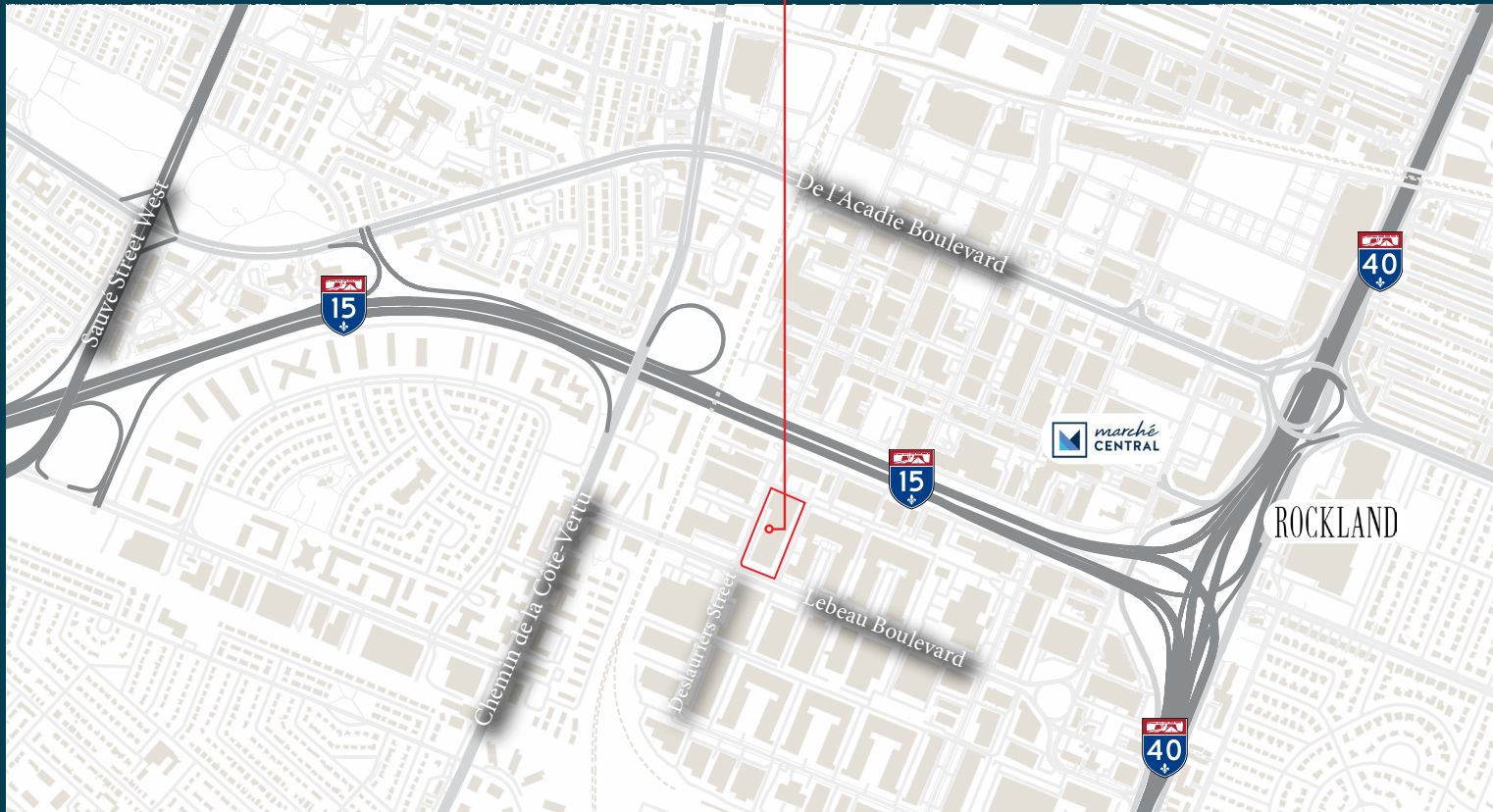
Both suites make it particularly attractive to tenants to maximize storage capacity and cost efficiency making it particularly interesting to tenants who handle operations remotely or from separate office locations.



Building Layout



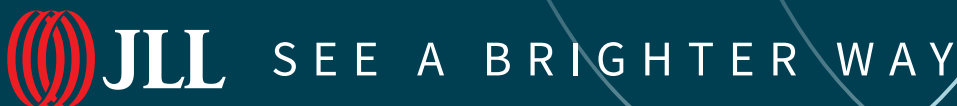
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