

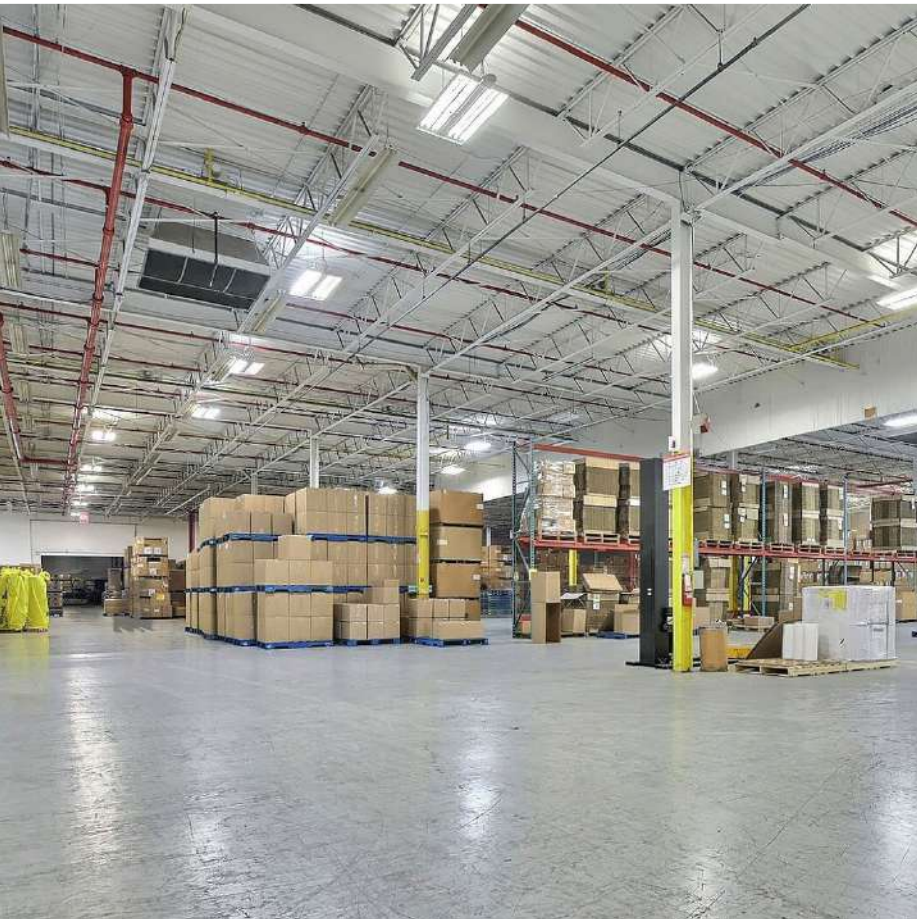


MONDEV

FOR LEASE
10001, RAY-LAWSON,
ANJOU, MONTREAL

STARTING AT \$11.95 NET

PRIME INDUSTRIAL PROPERTY LOCATED IN A SOUGHT-AFTER AREA OF THE ANJOU INDUSTRIAL PARK
BUILDING AREA : 183,393 SQ.FT



11 DOCKS
Truck Level Doors

4 DRIVE-IN
Garage Doors

20'-7" + 26'-10"
Clear Height

2000 A/600 V
Electrical Substation

ESFR SPRINKLER
Fire Protection System

POTENTIAL
RAIL ACCESS
CN



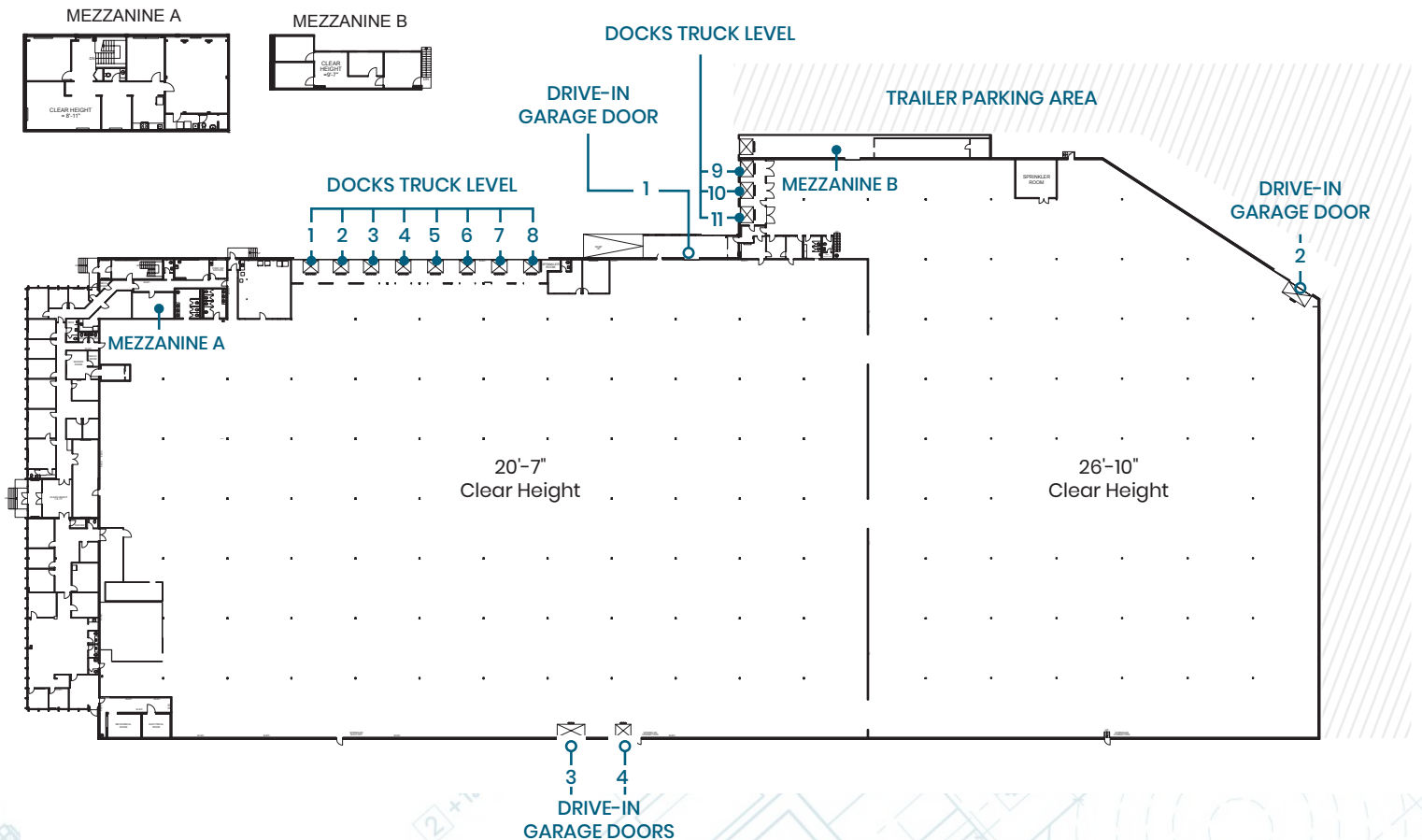


EXCELLENT SHIPPING FACILITIES

The property has a Gross Leasable Area ("GLA") of approximately 183,393 square feet, comprising mainly of 20'-7" clear space in the front section (59%) with a high-bay area of 26'-10" at the rear section (41%). The Property includes a recently upgraded electrical installation, including an electrical substation with a 2000 amps / 600 volts electrical entry. This property was once serviced by CN Rail along its North side along the rear of the property, therefore, rail access is possible.

OVERVIEW OF THE PLAN

Office spaces on 1st floor & mezzanine





OVERVIEW OF THE PROPERTY

PROPERTY SPECIFICATIONS	
Clear Height	20'-7" (front) 26'-10" (rear)
Truck Level Doors	11
Drive-in Doors	4
Roof	Completely resurfaced March 2012
Warehouse Heating	Suspended-Gas Unit Heaters
Office Heating	HVAC & Elec. baseboards
Premises Type	Free-standing
Dimensions	250' X 674'
Column Spans	33.25' X 31' (front) 34' X 31' (rear)

BUILDING SF	OFFICES	WAREHOUSE	TOTAL SF
RDC	10,320	170,194	179,016
Mezzanine	2,879	-	2,879
TOTAL	13,199	170,194	183,393
Land	Facade ft	Depth ft	Total sf
TOTAL	366	722	264,100

MUNICIPAL DATA	
Lot Number	1005757
Zoning	I-212, c1, c2, c3, c6, il, i2, p3

FINANCIAL INFORMATION	
Current lease term	until May 2023
All financial info is available upon signature of Confidentiality Agreement.	

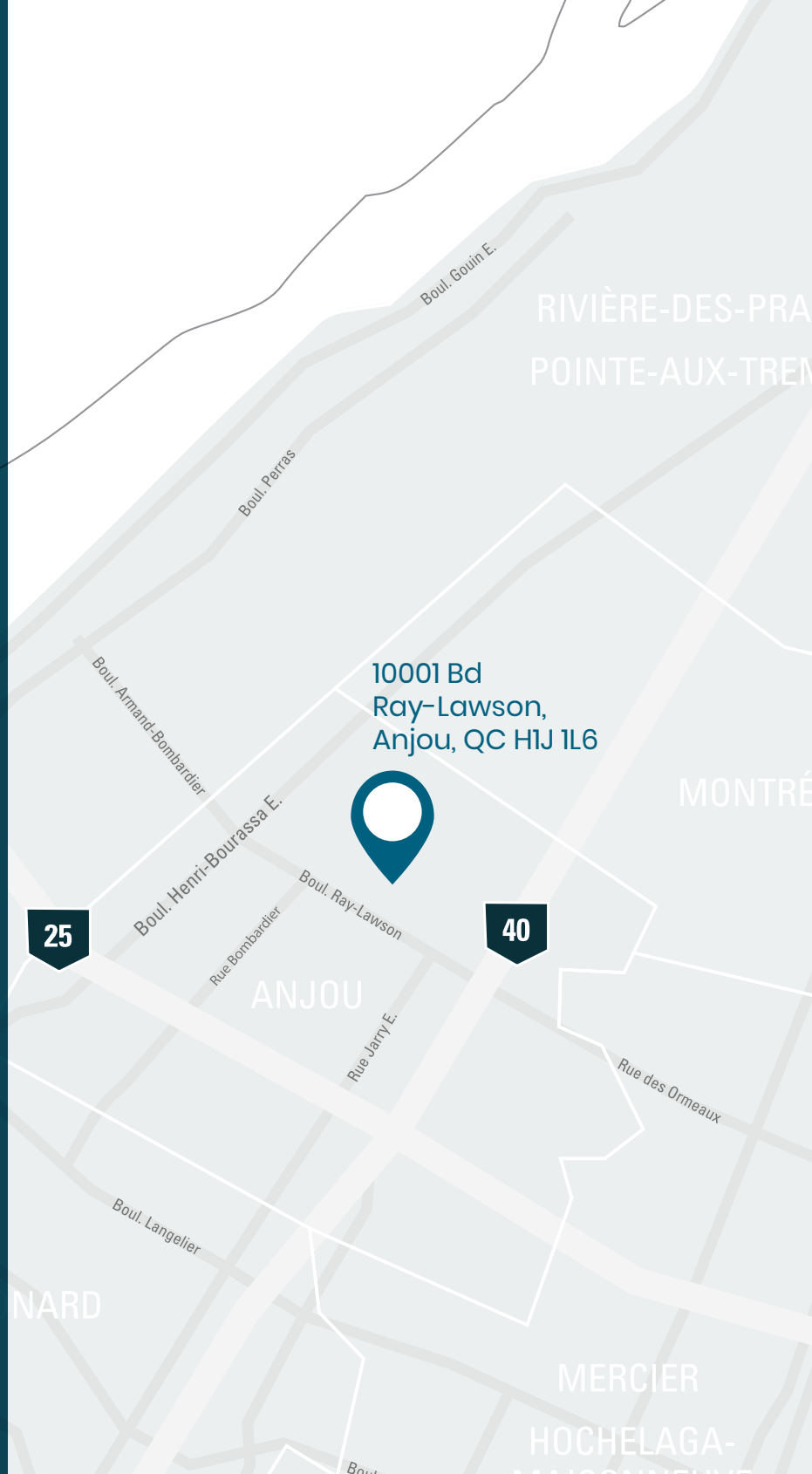
The above information may be subject to change without notice, including by a pre-sale, a lease or by withdrawal from the market and any other conditions imposed by the owner of the immovable.

LOCATION

PRIME LOCATION WITH EXCEPTIONAL ACCESS

The property is very well located along the main North-South artery, in proximity to the Autoroutes A25 and A40.

This location allows for easy access to both East and West directions, as well as to the North and South Shores of the Greater Montreal Metropolitan Area. It is also a short distance from public transportation, including express buses serving the immediate area to the Radisson Metro.



For more information or to schedule a visit, please contact :

Michael Owen
Owner | mowen@mondev.ca | 514-591-4562

MONDEV.ca