



GROSS RENTAL RATE
REVISED

For Sublease

5430 Thimens Boulevard, Saint-Laurent | QC

± 31,594 SF industrial space, easily accessible from Highways 13 and 40,
close to many services.



Colliers

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Highlights



Easily accessible from highways 13 and 40



Available immediately



Sprinklers



Exterior cameras



Barred windows

Space *features*

Areas and Dimensions

Office area	± 3,072 SF
Warehouse area	± 28,522 SF
Total space area	± 31,594 SF
Space dimensions	± 270' x ± 148' (irregular)

*Possibility to lease the adjacent space for an additional area of approximately ± 20,386 SF.

Technical Specifications

Clear height	± 18'
Column spacing	± 30' x ± 25'
Shipping	6 delivery doors (5' x 6') 1 drive-in door (12' x 14') 5 truck-level doors (8' x 10') 1 truck-level door (12' x 10')
Electric entry	250 A 600 V
Parking	Shared



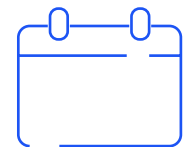
Zoning

Industrial 06-007



Gross Rental Rates

YEAR 1: \$12.00 / SF
FOLLOWING YEARS : \$15.00 / SF



Term Expiry

January 31, 2027

* Energy at tenant's expense

Office Space *Description*

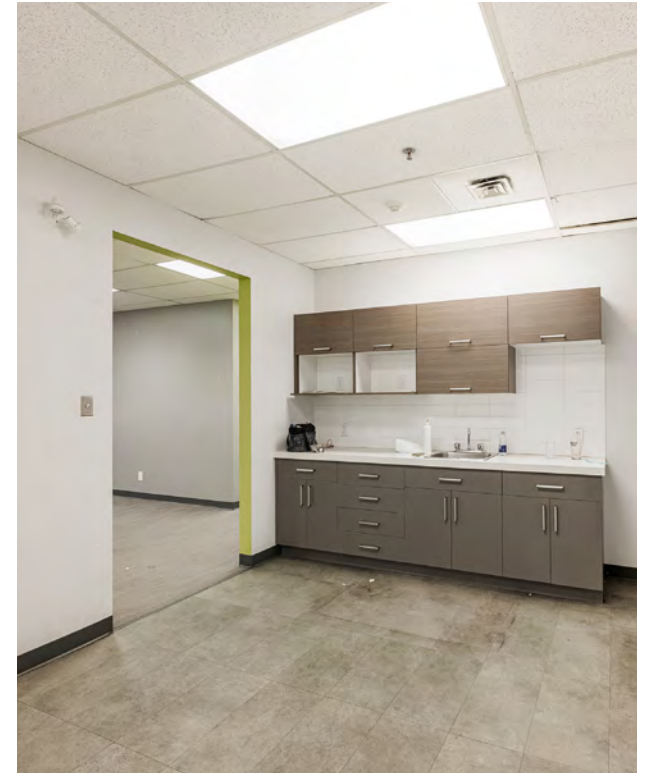
4 closed offices

1 conference room

Kitchen

Open area

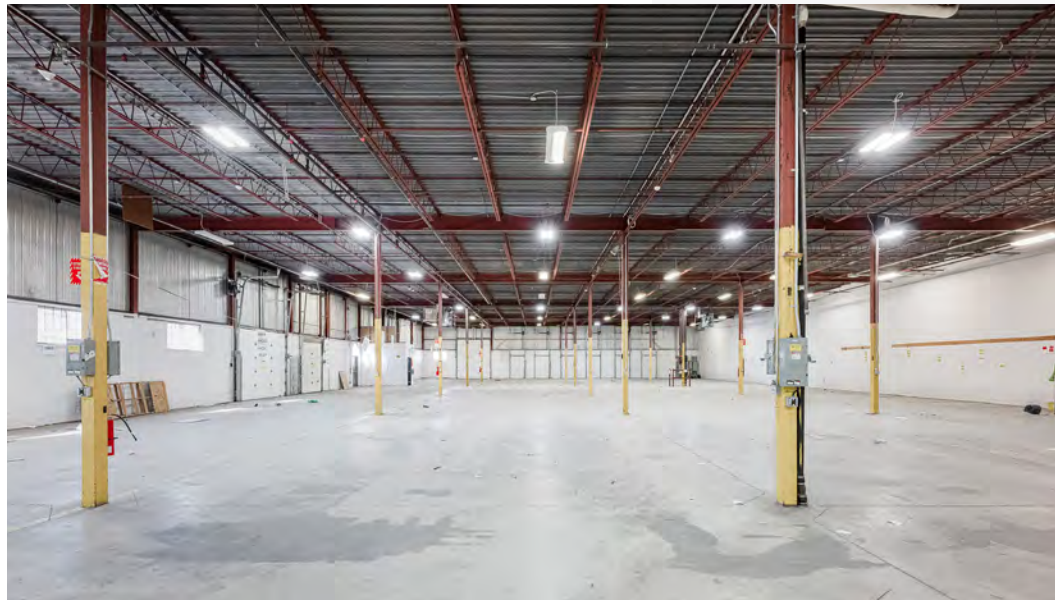
Toilet room with a
shower



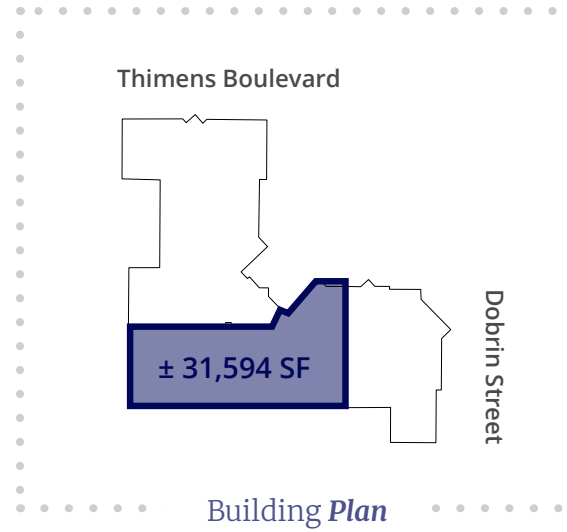
Warehouse *Description*

Windowed warehouse

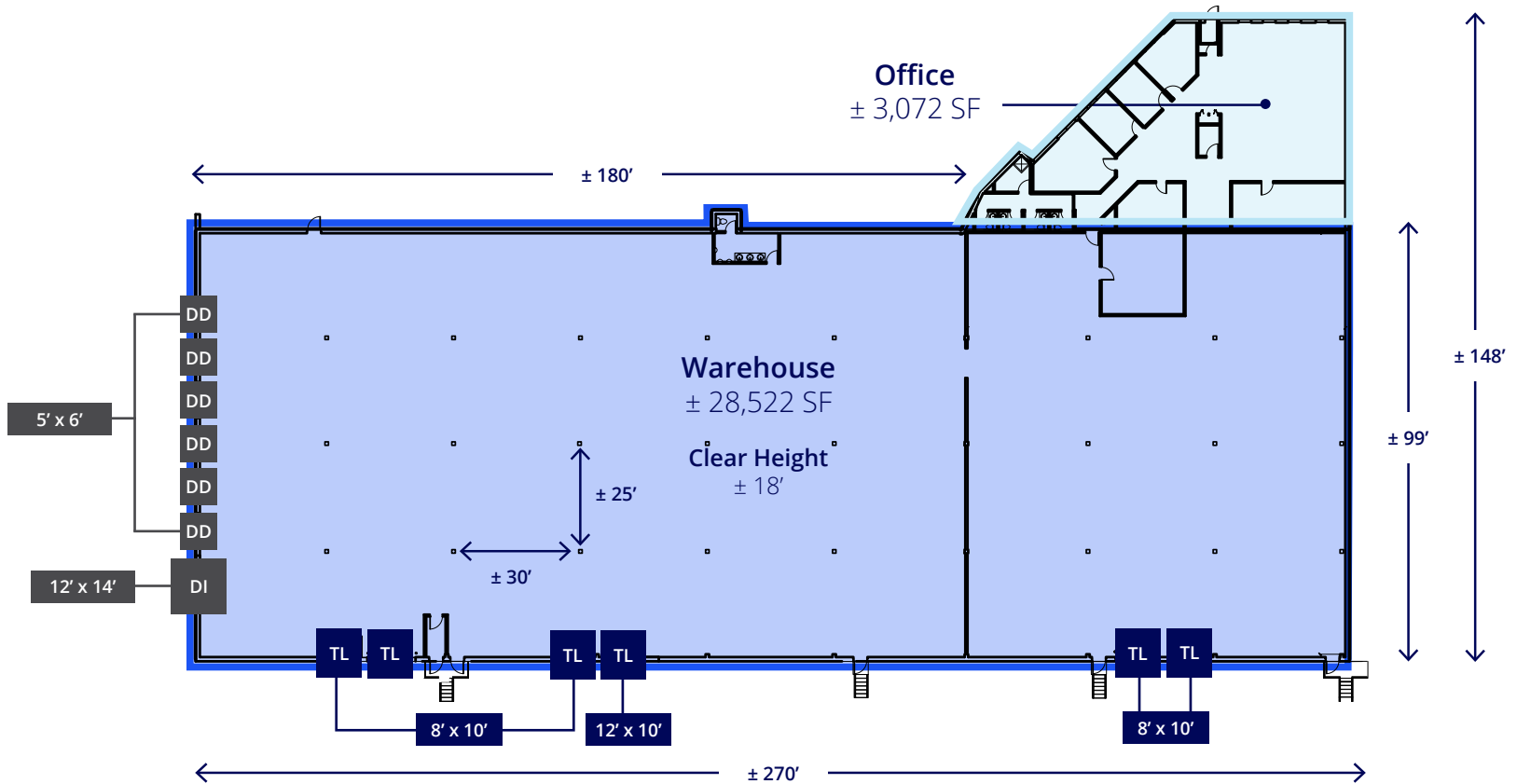
Floor drains



Space Plan



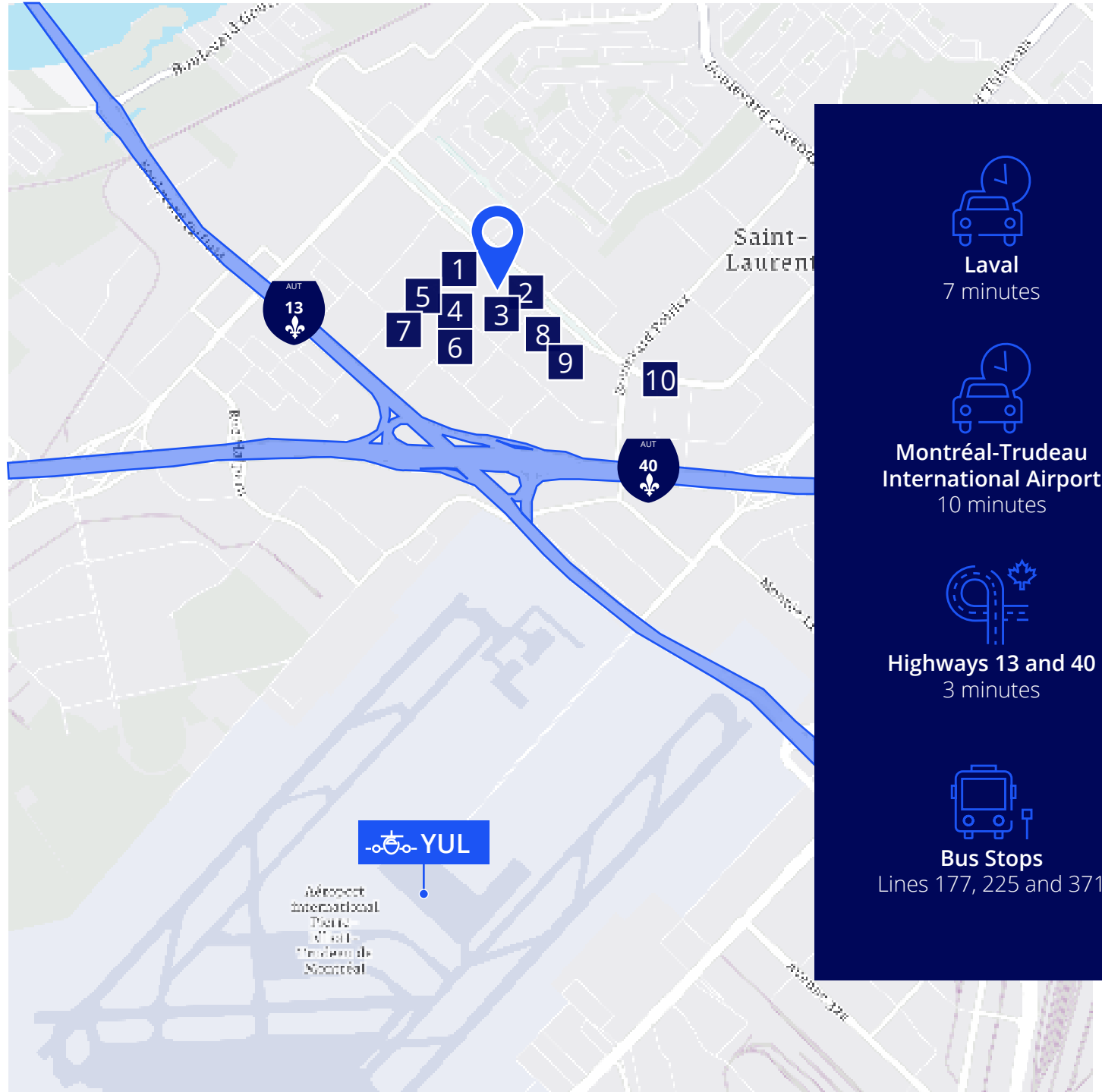
-  Office Space
-  Warehouse Space



In Proximity

📍 5430 Thimens Boulevard,
Saint-Laurent

- | | |
|----|------------------------------------|
| 1 | ATEK - Siège social |
| 2 | Diverse Electronics |
| 3 | Artmeco - Siège social |
| 4 | MPI Matco |
| 5 | Groupe International Travelway |
| 6 | NuChem Sciences |
| 7 | Cff Stainless Steels |
| 8 | Valmet Ltée |
| 9 | Camex Machinery Inc. |
| 10 | Innovative Composite Products Inc. |





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