
208-240

Migneron Street,
Saint-Laurent



*Prime Industrial and Office Space Conveniently
Located Near Montréal Airport*

Up to 13,000 sq. ft. | FLEX SPACE FOR LEASE



Highlights



18 FEET

Warehouse clear height



LOADING DOCKS

Include a total of 3 truck-level docks and 2 drive-in doors



FLEXIBLE SPACE

Flexible industrial and office space tailored to your operational needs



PRIME VISIBILITY AND ACCESS

Conveniently located near Highways 40 and 520, less than 10 minutes from Montréal-Trudeau International Airport



Total land area	52,206 sq. ft.	Electrical entry	600 amps
Clear height	18 feet	Heating	Electric
Truck-level docks	3	Availability	January 2027
Drive-in doors	2	Zoning	B14-020*
Parking	170 exterior spaces 3 spaces / 1 000 sq. ft.	*Permitted uses include research and development, wholesale trade, manufacturing, transportation, construction, and any commercial or service uses authorized under the applicable zoning by-law.	

UNIT 216 : 2,274 sq. ft.

Featuring abundant natural light, this office suite offers an open-concept layout, a kitchen with a flexible multipurpose area, and dedicated storage rooms.

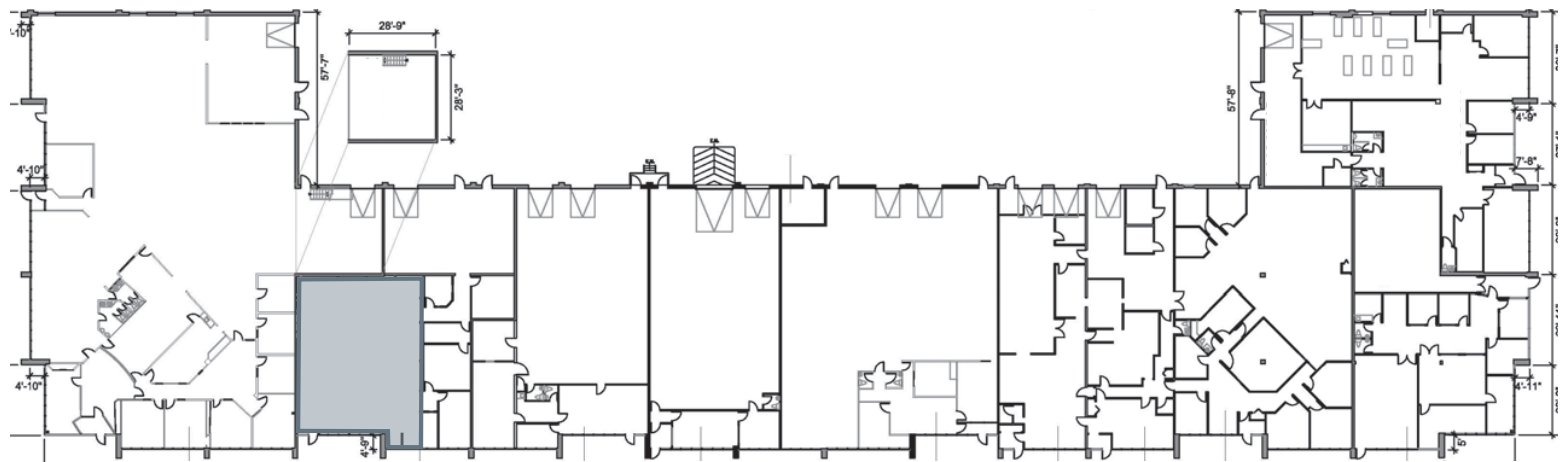


Open-concept kitchen with a flexible room



UNIT 216 : 2,274 sq. ft.

Floorplan



Flexible space adjacent to the kitchen

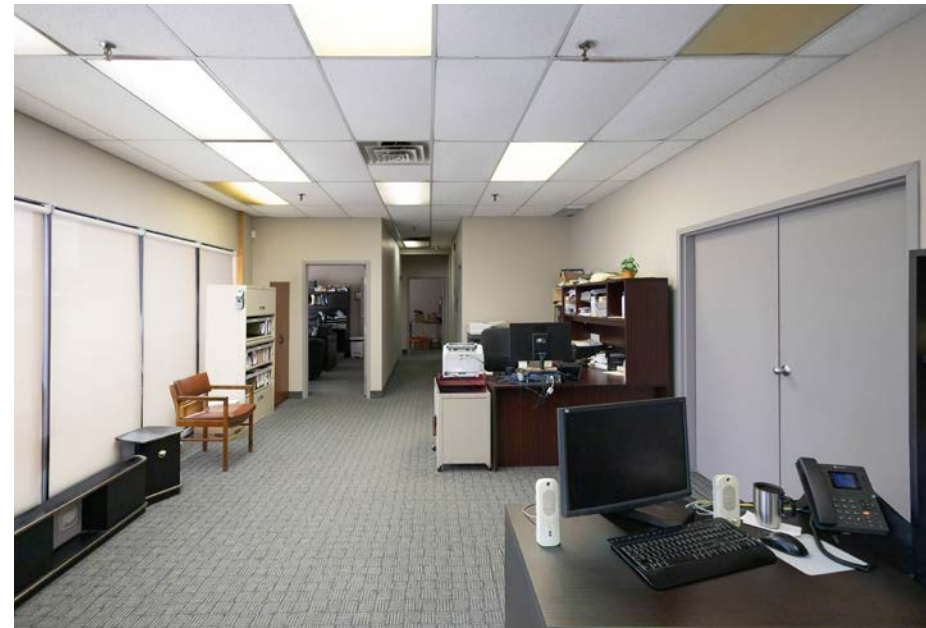


Washrooms, showers and storage room



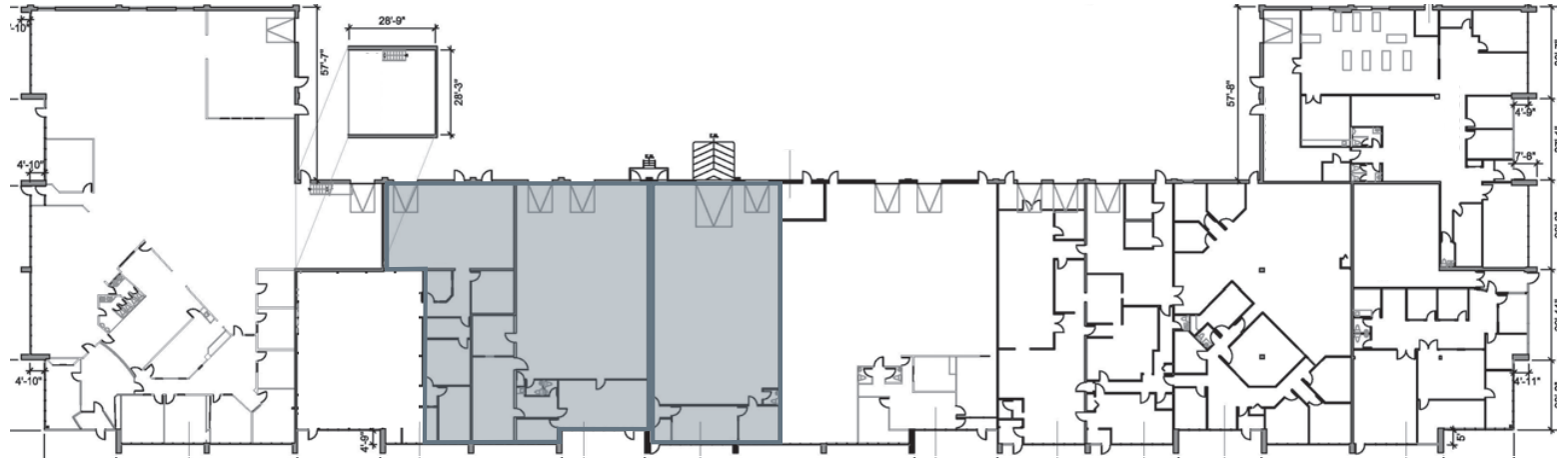
UNIT 224-226 : 10,682 sq. ft.

This versatile unit offers multiple warehouse spaces with *clear heights of up to 18 feet*, along with office space featuring a flexible layout.



UNIT 224-226 : 10,682 sq. ft.

Floorplan



**Truck-level doors and
drive-in doors**



**Bright and spacious
closed office**



Take advantage of the potential of contiguous units, offering a *generous industrial environment with flexible office space* tailored to your needs.



Located in a sought-after industrial district, 208–240 Migneron offers a strategic and highly accessible location.



EASILY ACCESSIBLE

Via Highways 40 and 520



MONTREAL-TRUDEAU INTERNATIONAL AIRPORT

Just a 7-Minute Drive Away



EXCELLENT VISIBILITY

Visible from major highways, in the heart of a premier industrial hub





Let us help you build
the environment that
fits your vision.

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