



950 Rue Michelin

Laval



Industrial Building for Sublease

± 139,000 SF



Total Building Area	± 139,000 SF
Warehouse	± 121,000 SF
Office	± 18,000 SF
Land Size	± 252 230 SF
Truck Level Doors	10
Drive-in Door	1
Clear Height	25' - 41'
Electrical Entry	2000A / 600V

Strategically positioned near Highways 15, 440, and Route 117, providing convenient access to the Greater Montreal Area.

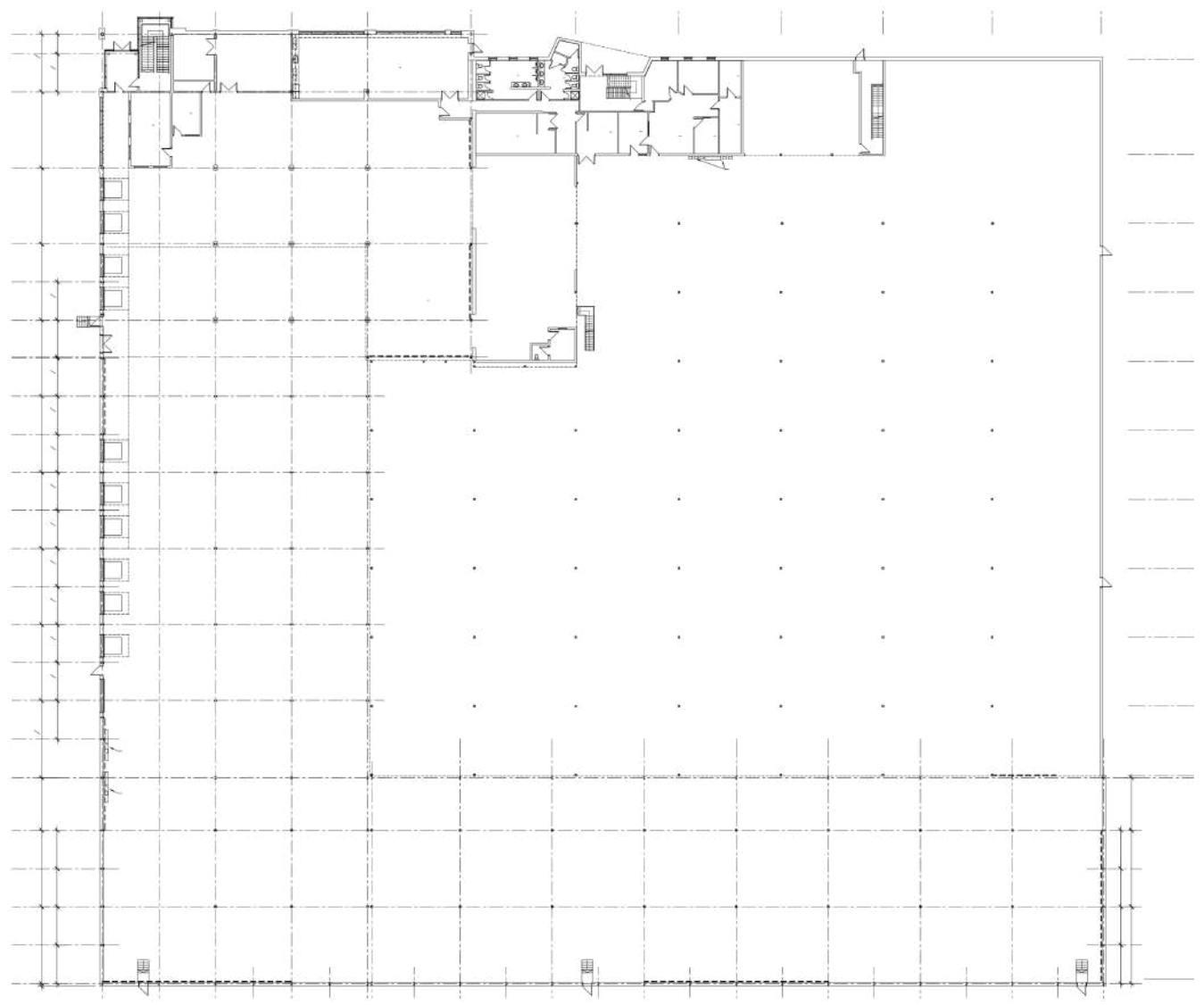
Prime location within a highly desirable industrial park.

Ample on-site parking spots for both employees and visitors.

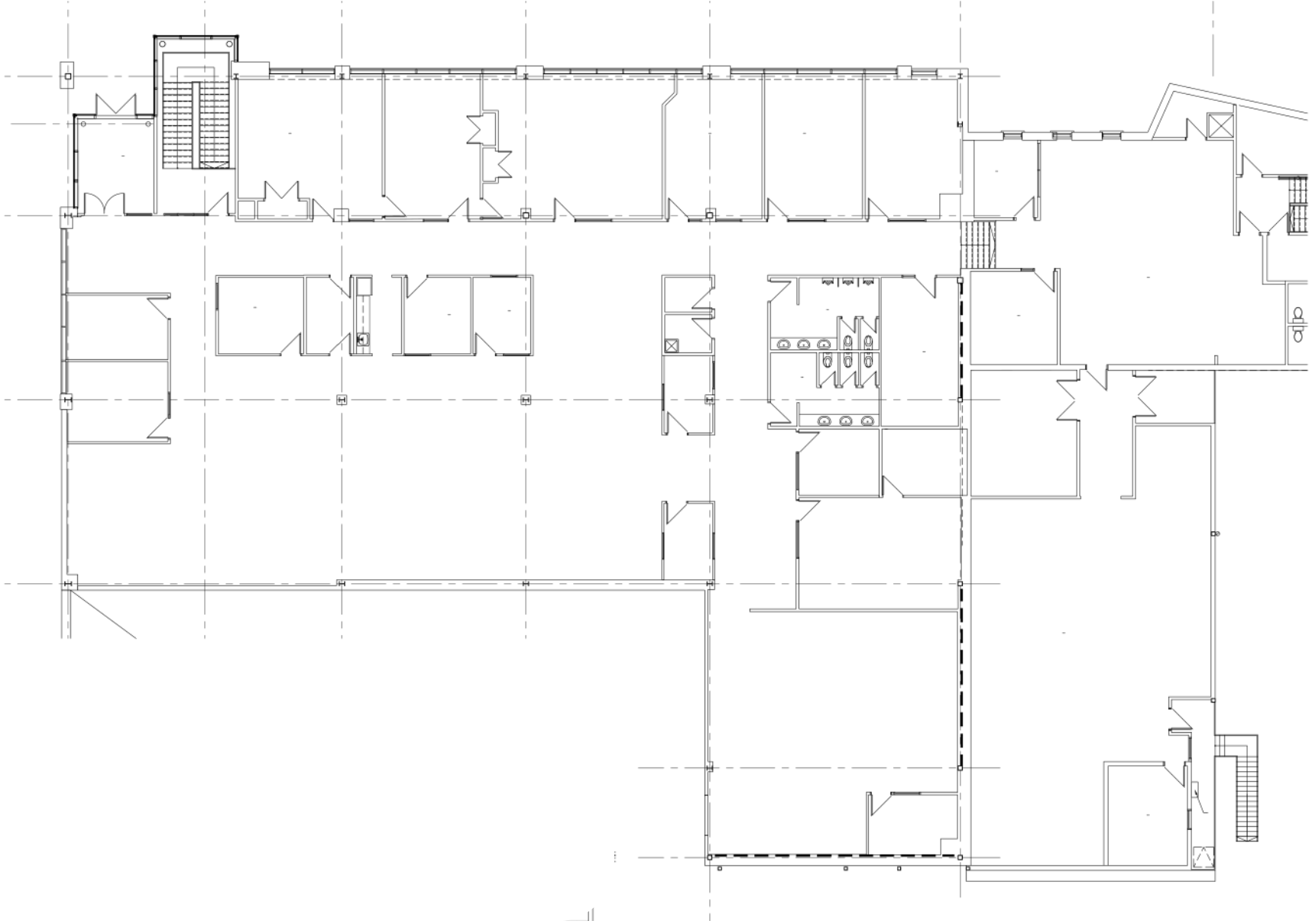
Generous outdoor storage space, suitable for various industrial uses.


Flexible zoning allowing for a wide range of operations.

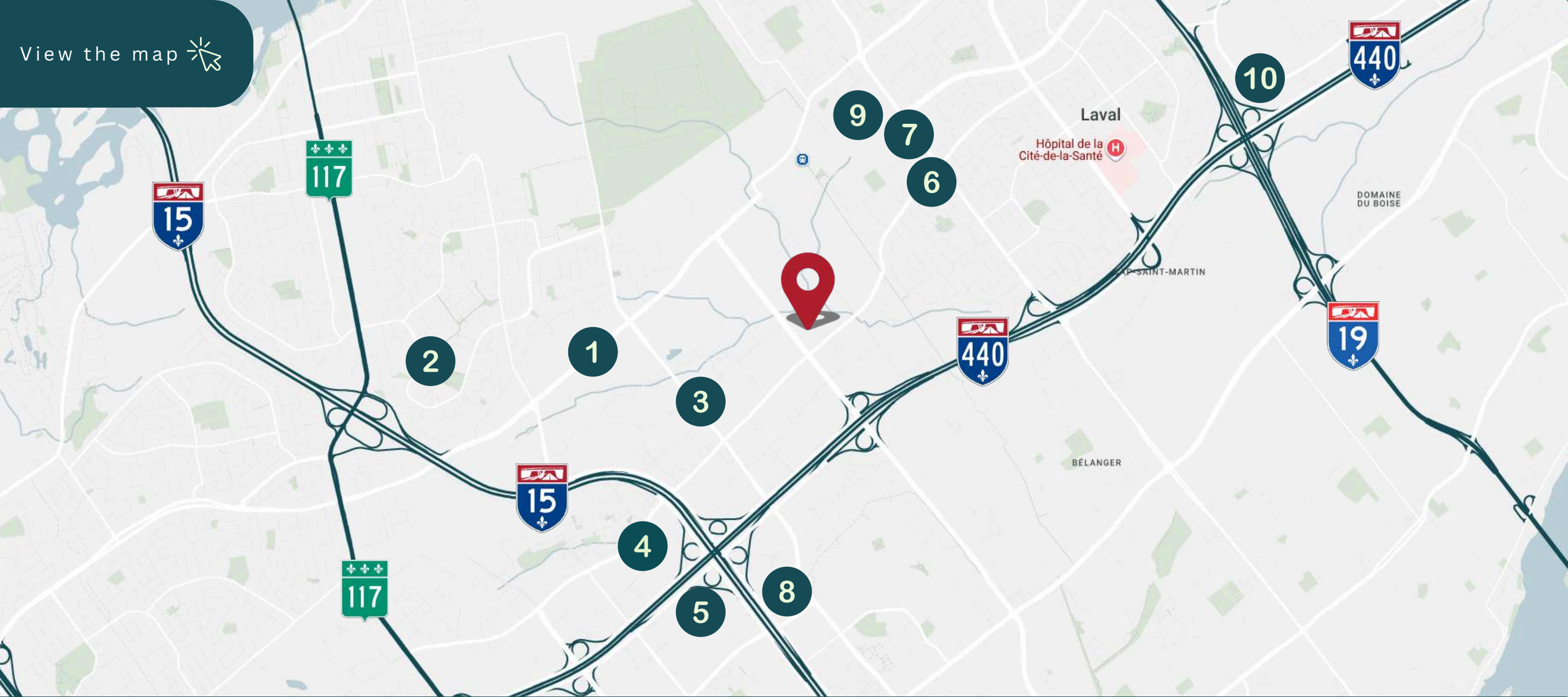
BUILDING PLAN - GROUND FLOOR



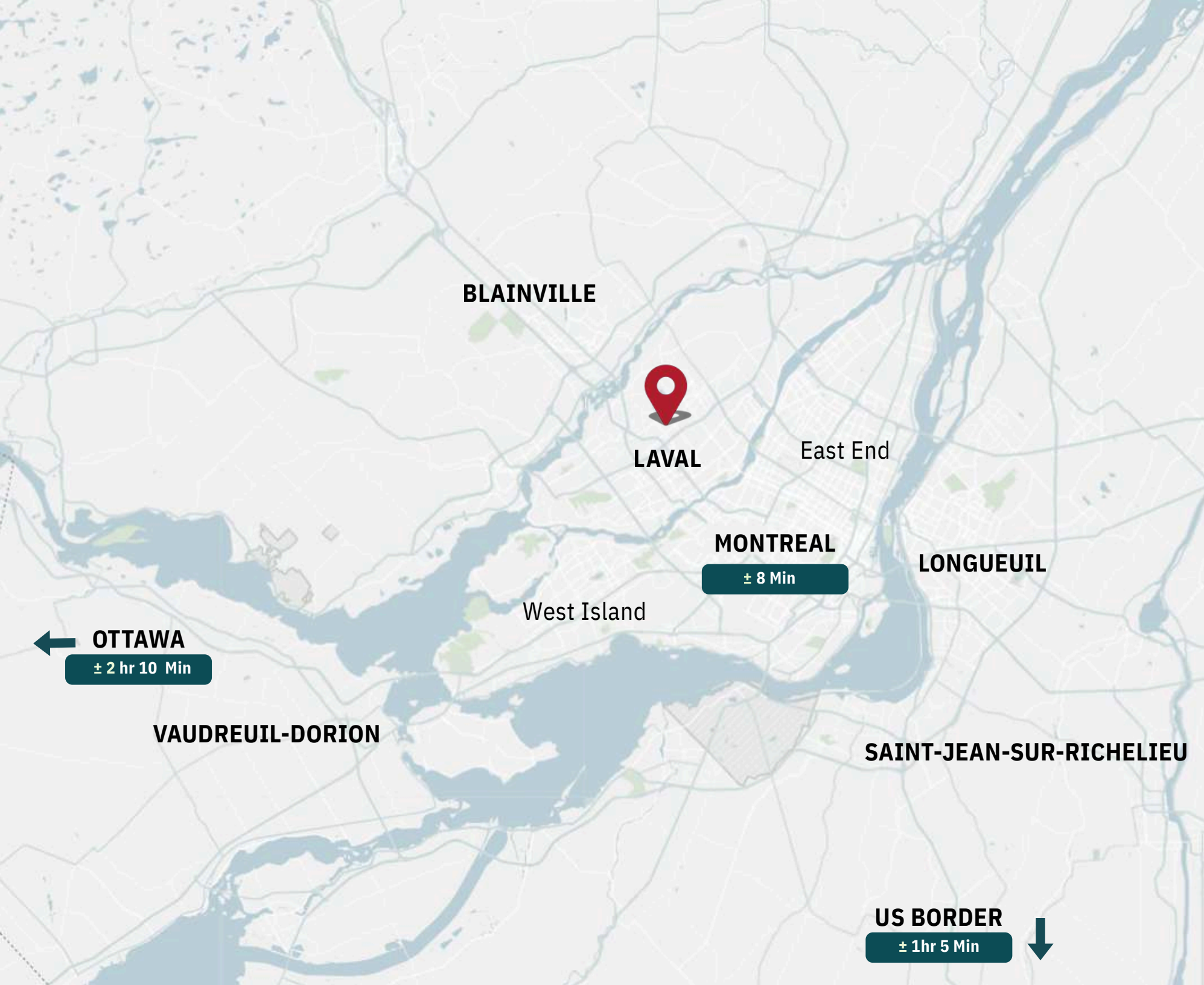
BUILDING PLAN - SECOND FLOOR OFFICE SPACE



View the map 



- | | | | | | | | | | |
|---|------------------|---|------------|---|-----------|---|--------|----|-----------------|
| 1 | St-Viateur Bagel | 2 | Jean-Coutu | 3 | Subway | 4 | Costco | 5 | Carrefour Laval |
| 6 | Super C | 7 | RBC | 8 | McDonalds | 9 | Maxi | 10 | Walmart |



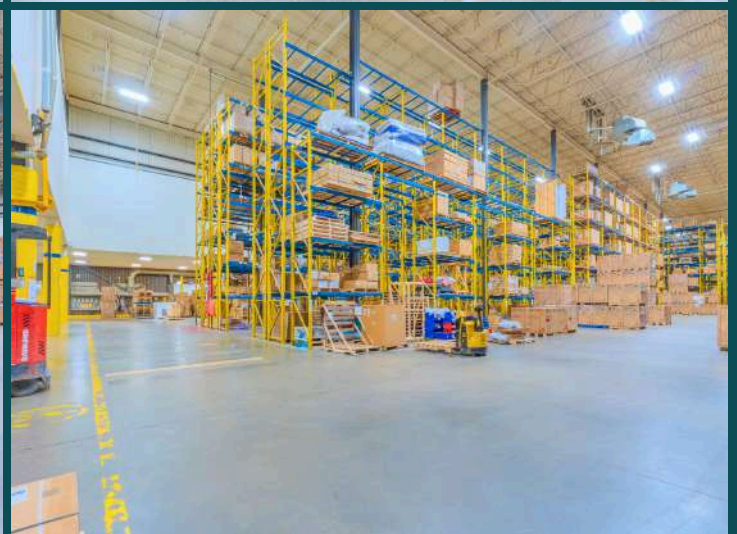
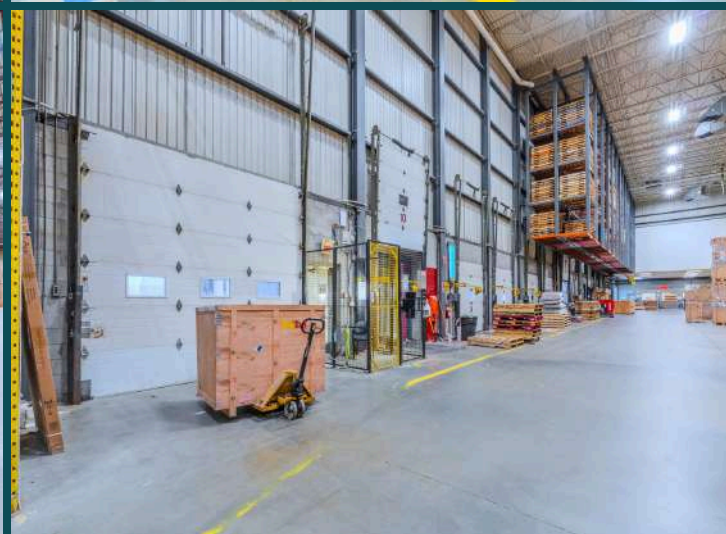
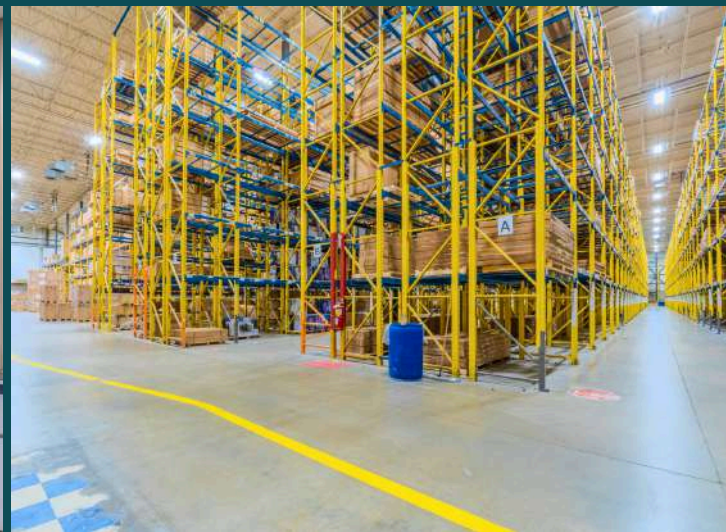
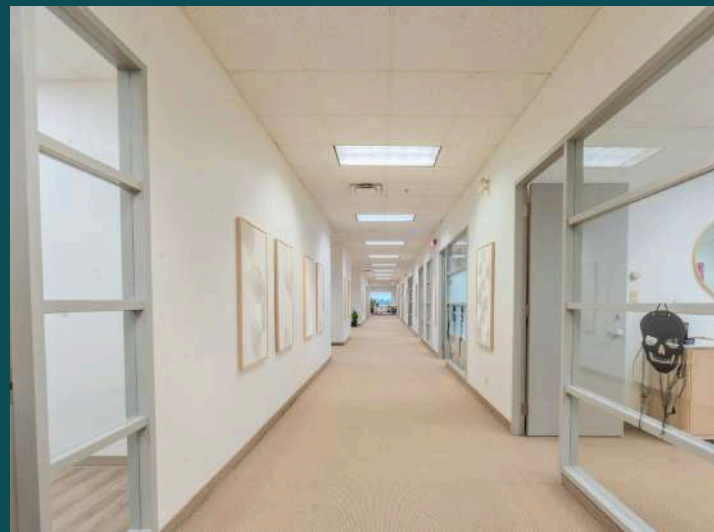
Driving Times

Centropolis	± 6 Min
Carrefour Laval	± 7 Min
Montmorency Metro Station	± 10 Min
Montréal-Trudeau International Airport	± 22 Min
Port of Montreal	± 23 Min



Bus Times

# 70	Every ± 20-30 Min
# 110	Every ± 15-60 Min





Real Estate Agency
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514.736.0511

* Real estate broker acting within the business corporation Dimitri Mouhteros inc.

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