



Truck and car parking stalls with office space for lease

- 400 truck parking stalls and 9 acres of car parking space, in a secure fenced yard accessible 24/7 with separate entrance and exit. 3,500 square feet of office space also for lease.
- The premises are accessible via keypads and there is camera surveillance, as well as a security guard that is always on site.
- Exceptionally located in Coteau-du-Lac, in close proximity to Highway 20, in the heart of the industrial park.
- GAIN natural gas fueling station and service shop available.



400 truck parking stalls and 9 acres of car parking spaces



±3,500 sf of office



Available immediately



Natural gas fueling station available



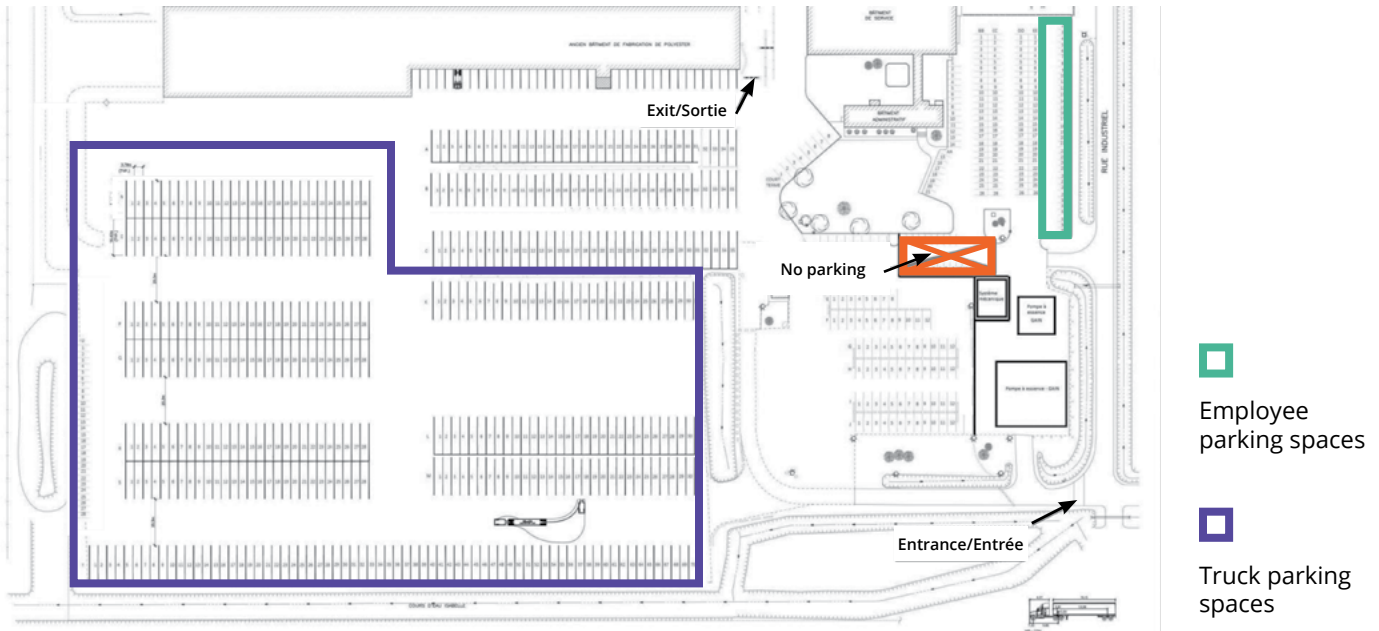
Great road accessibility close to Highway 20

Get more information

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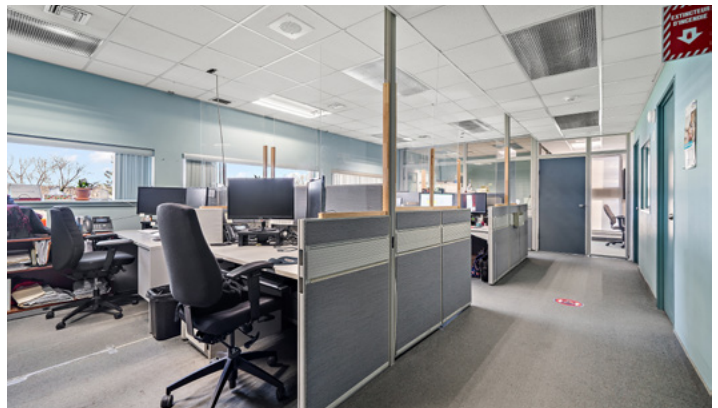
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TRUCK YARD PLAN



Lease details

Available office area	3,500 square feet
Floor	2 nd floor
Building class	B
Year built	1979
Heating and air conditioning	HVAC systems
Truck parking stalls	+/- 400 stalls
Security	Guard on site 24/7 & camera surveillance
Employee parking	30-40 spaces
Zoning	I-801 (industrial)
Asking rent	Contact broker
Availability	Immediate



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Location

- Benefiting from an enviable location, the property is located in Coteau-du-Lac's industrial park, in close proximity to Highway 20 (401 towards Ottawa) and 15 minutes away from Highway 30.
- Located 3.3 kilometres away from the centre of Coteau-du-Lac, the property is in proximity to several services and amenities, including restaurants, pharmacies and grocery stores.
- Other businesses in the immediate vicinity of the site include Canadian Tire distribution centre, FedEx and United Heavy Towing.



7-minute drive to Coteau Via Rail commuter train station

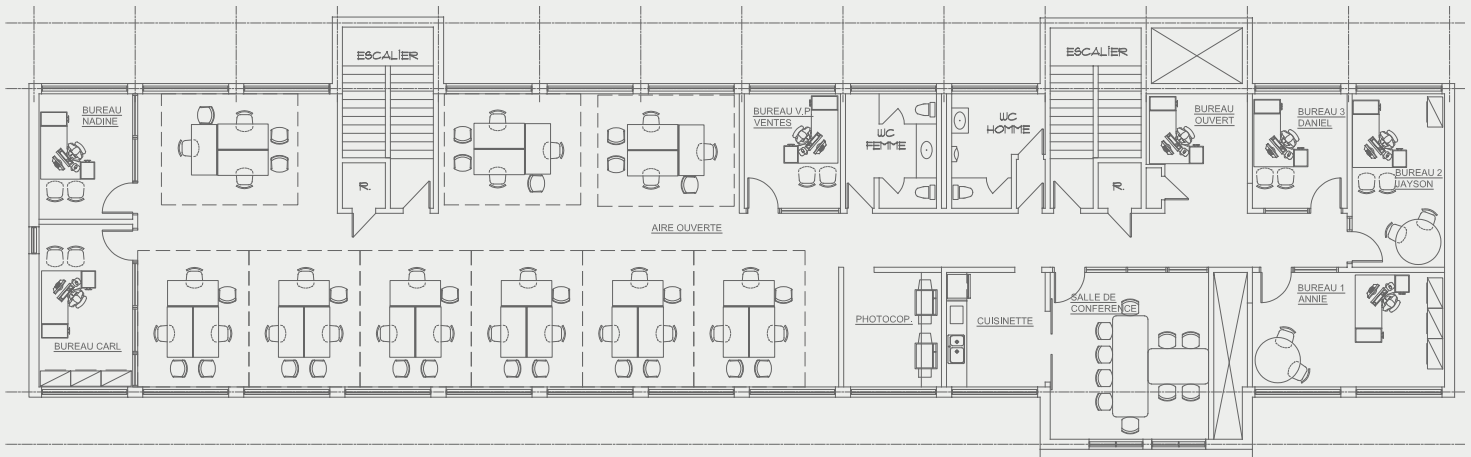


35-minute drive to the Montréal-Trudeau International Airport



50-minute drive to Downtown Montréal via major highways

OFFICE PLAN



**Want to plan a tour?
Contact us for more information.**

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