



3965 Alfred-Laliberté Street, Boisbriand | QC

For Lease

± 10,000 SF industrial space located in the Lafayette-Laliberté Industrial Park

Étienne Marcoux*

Senior Vice President
Commercial Real Estate Broker
+1 514 467 5176
etienne.marcoux@colliers.com

Steve Garneau**

Vice President
Commercial Real Estate Broker
+1 514 701 0612
steve.garneau@colliers.com

* Immobilier Étienne Marcoux Inc. ** Steve Garneau Inc.

Colliers

Property Highlights



Easily accessible from Highways 15 and 640



In close proximity to many services



Sign on façade



Exterior camera system



Outdoor storage allowed and fenced yard

Space Features

Office Mezzanine Area ± 2,355 SF

Warehouse Area ± 7,645 SF

Total Area ± 10,000 SF

Space Dimensions ± 87'3" x ± 72'8" (irr.)

Number of Floors 1 + Mezzanines

Zoning I-3469 | Industrial

Space Between Columns ± 32' x ± 24'

Clear Height ± 20'

Shipping
1 drive-in door (14' x 14')
1 overhead crane (3 tons)
1 overhead crane (7 tons)

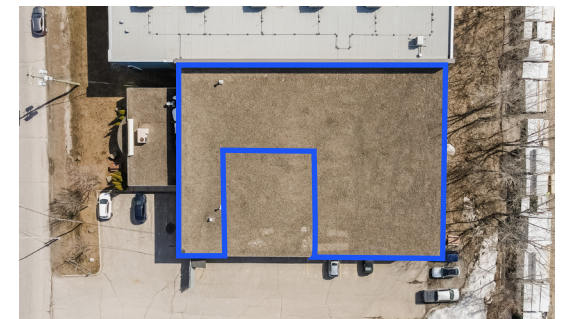
Electrical Entry 400 A / 600 V

Parking
Over 10 shared trailer parking spaces
Over 10 shared car parking spaces

Availability Immediate

Net Rental Rate Contact the brokers

Operating Expenses* \$4.50/ SF
*Energy at tenant's expense



Office Space Pictures



Office Space Description

3 closed offices
1 meeting room
1 kitchenette



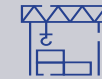
Warehouse Pictures



Windows in the warehouse



Floor drains

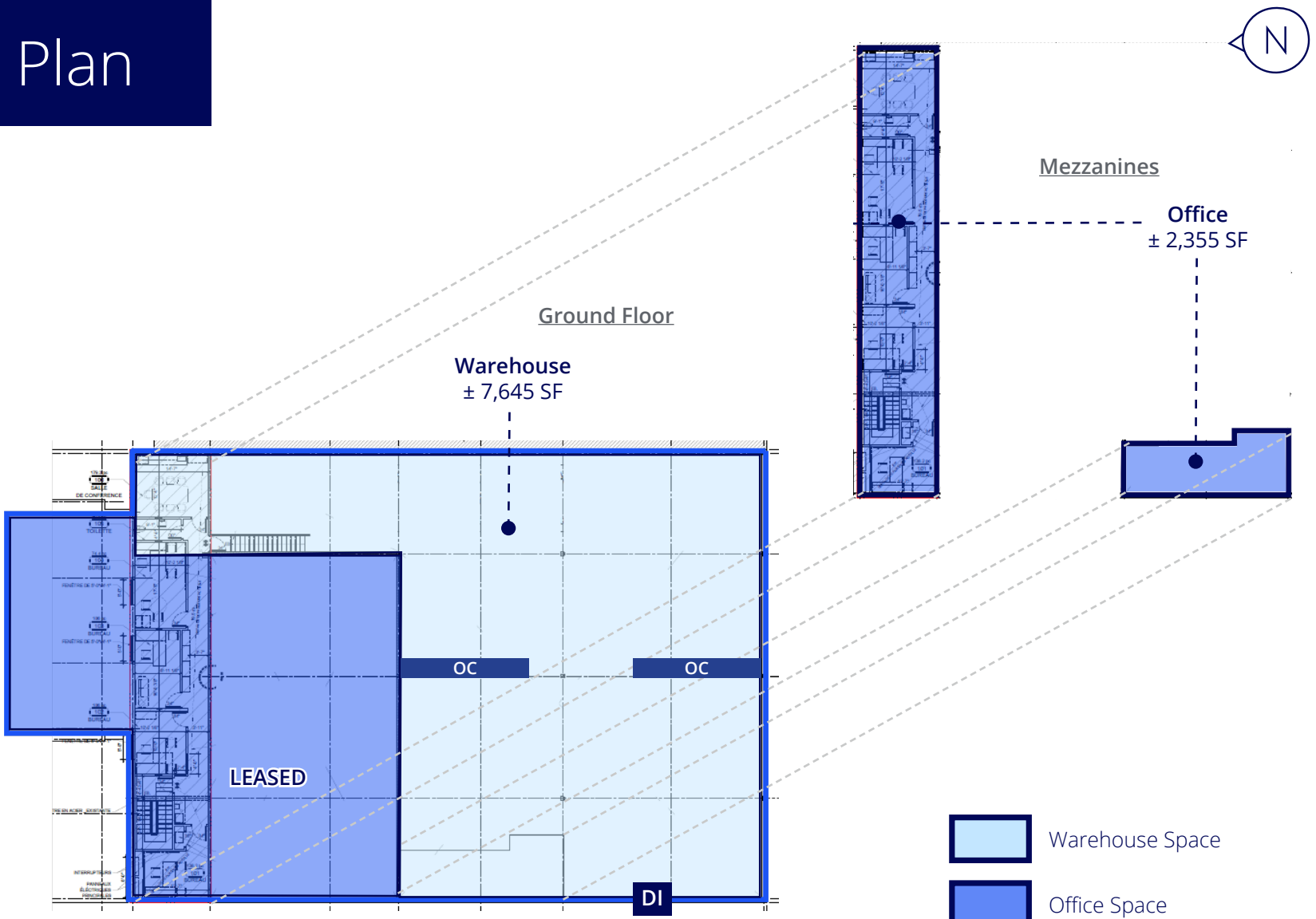






Overhead cranes



Space Plan

Alfred-Laliberté Street



-  Warehouse Space
-  Office Space
-  Drive-In Door
-  Overhead Crane

Location

 3965 Alfred-Laliberté Street, Boisbriand

- 1** King Matériaux et Compagnie
- 2** Canpar Transport Sec
- 3** Elopak Canada Inc.
- 4** Produits Alimentaires Mondiv
- 5** Kaeser Compresseurs Canada Inc

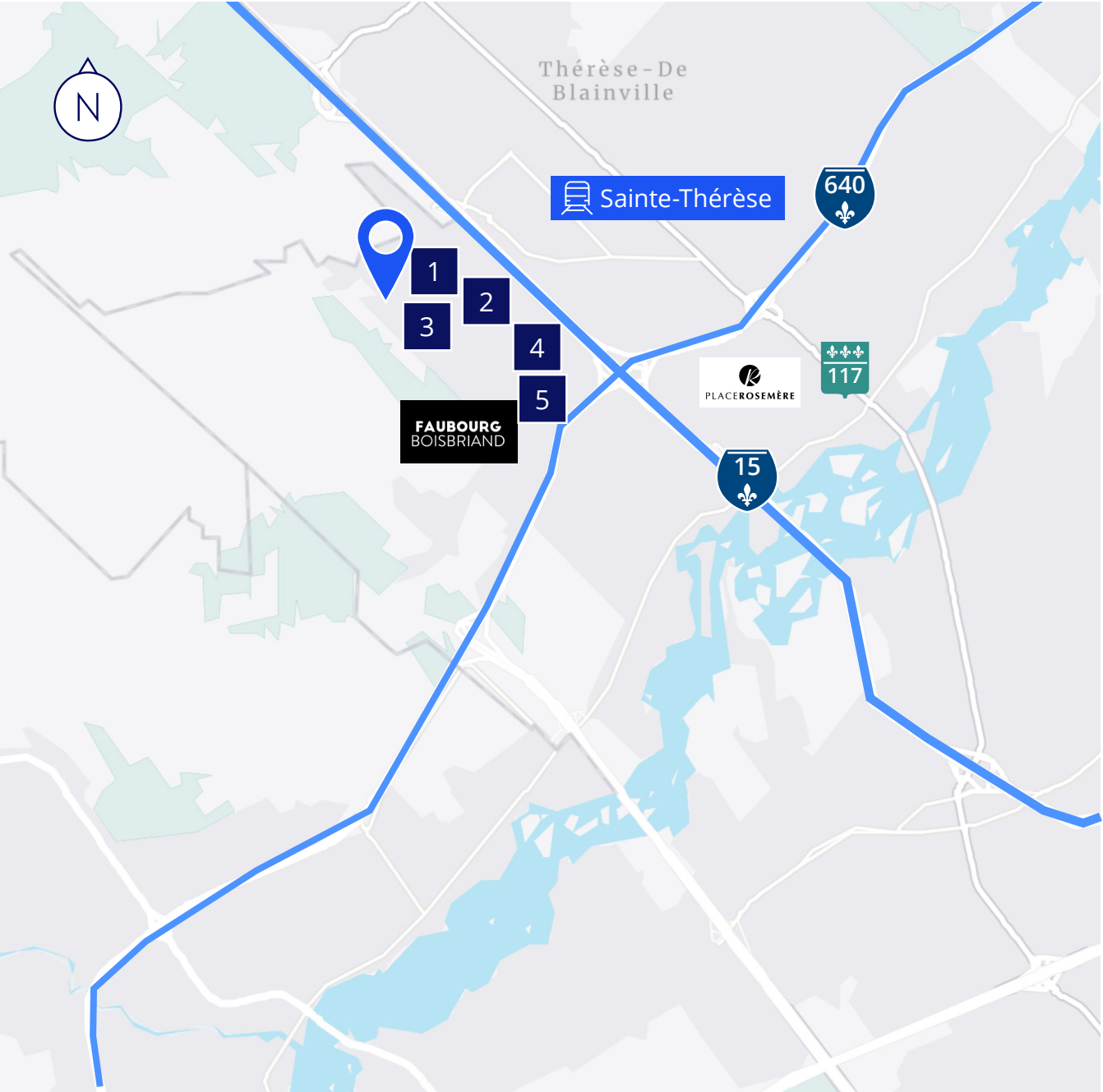


Easily accessible via
Highways 15 and 640

Saint-Thérèse Train Station
8 minutes

Laval
8 minutes

Montreal
15 minutes



In Proximity



Grande-Allée Boulevard

**FAUBOURG
BOISBRIAND**

3965,
Alfred-Laliberté Street

640

15



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