



310 Industriel Boulevard, Saint-Eustache | QC

For Lease

± 39,600 SF flex industrial freestanding building, easily accessible from Highway 640 and Arthur-Sauvé Boulevard (Route 148).

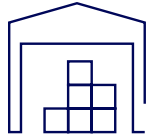
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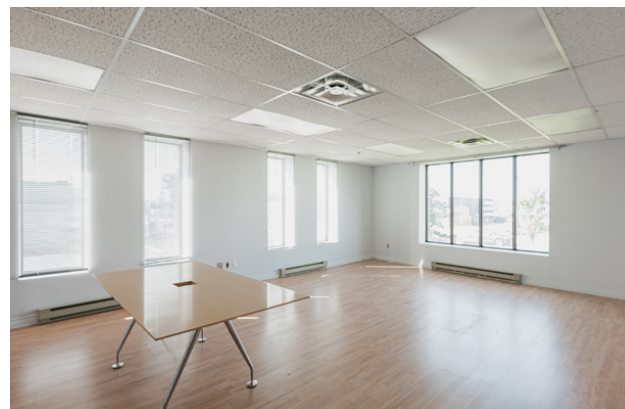


Space Features

Ground floor office area	± 10,800 SF
Warehouse area	± 18,000 SF
Mezzanine office area	± 10,800 SF
Total building area	± 39,600 SF
Space dimensions	± 236' x ± 124'
Distance between columns	± 30' x ± 30'
Clear height	± 18'
Shipping	2 drive-in doors (12' x 14') 2 truck level doors with leveler (8' x 10')
Availability	Now
Net retail rate	Contact brokers
Operating expenses	\$4.12 / SF* *(Energy at tenant's expense)

Space description

- Entrance hall - ideal for a head office
- ± 27 closed offices on ground floor
- ± 13 closed offices on the mezzanine
- ± 5 meeting rooms
- Washrooms





Highlights



Motion detector



Facade and pylon signage



Located near many services



Easily accessible via Highway 640 and Arthur-Sauvé Boulevard (Route 148)



Available now



Excellent visibility from a busy street

Property Features

Zoning	Industrial and commercial Zone 2-I-10
Floors	1 + mezzanine
Heating	Electric and unit heater
Air conditioning	Central
Lighting	Fluorescent
Power entry	800 A 600 V
Parking	Ample
Sprinklers	Yes





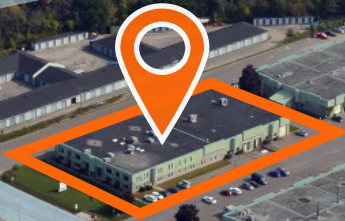
Arthur-Sauvé Boulevard



Laval



Saint-Eustache Street



Industriel Boulevard



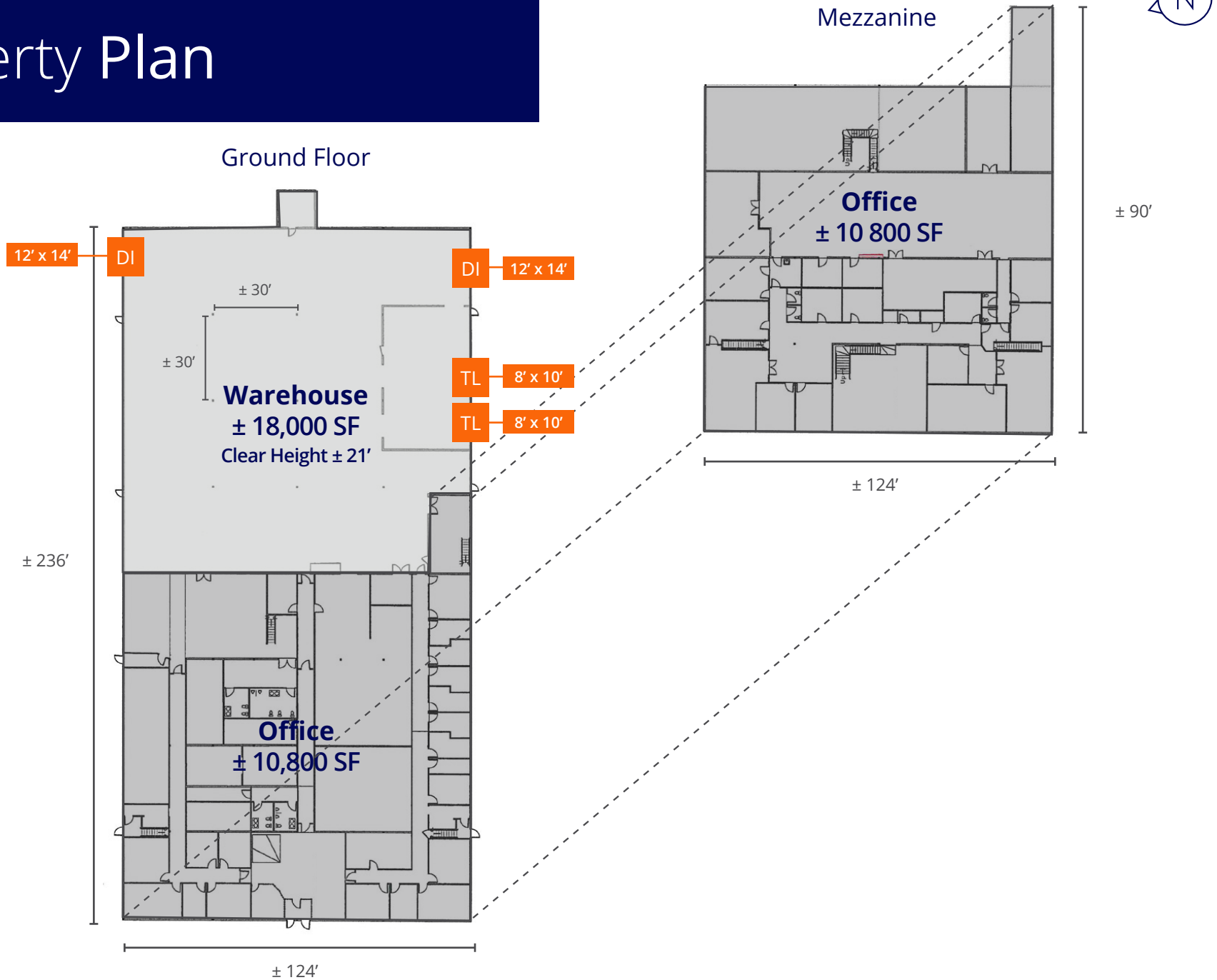


Industriels Boulevard

Saint-Eustache Street



Property Plan



Industriel Boulevard



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