



# 1540 Rue des Patriotes

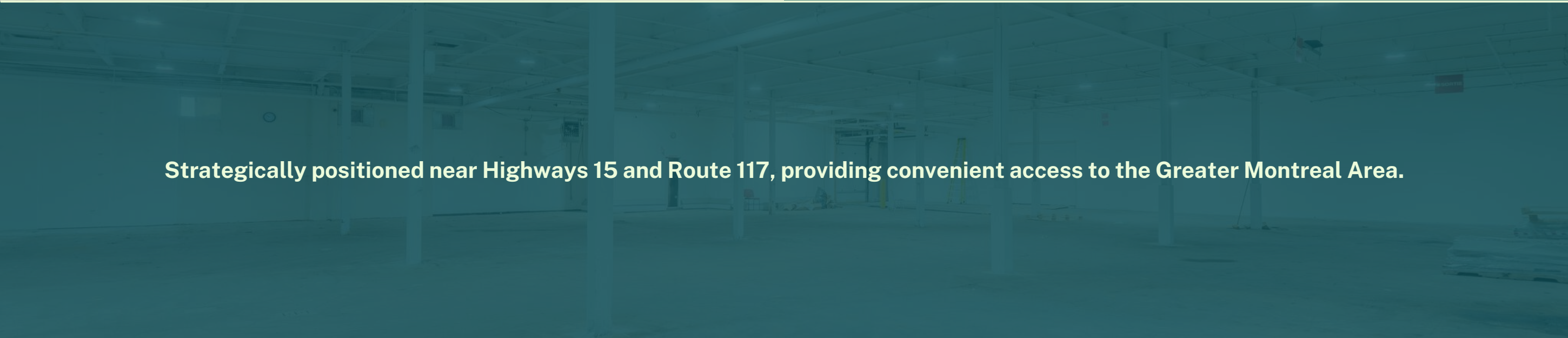
Laval

Industrial Space for Lease

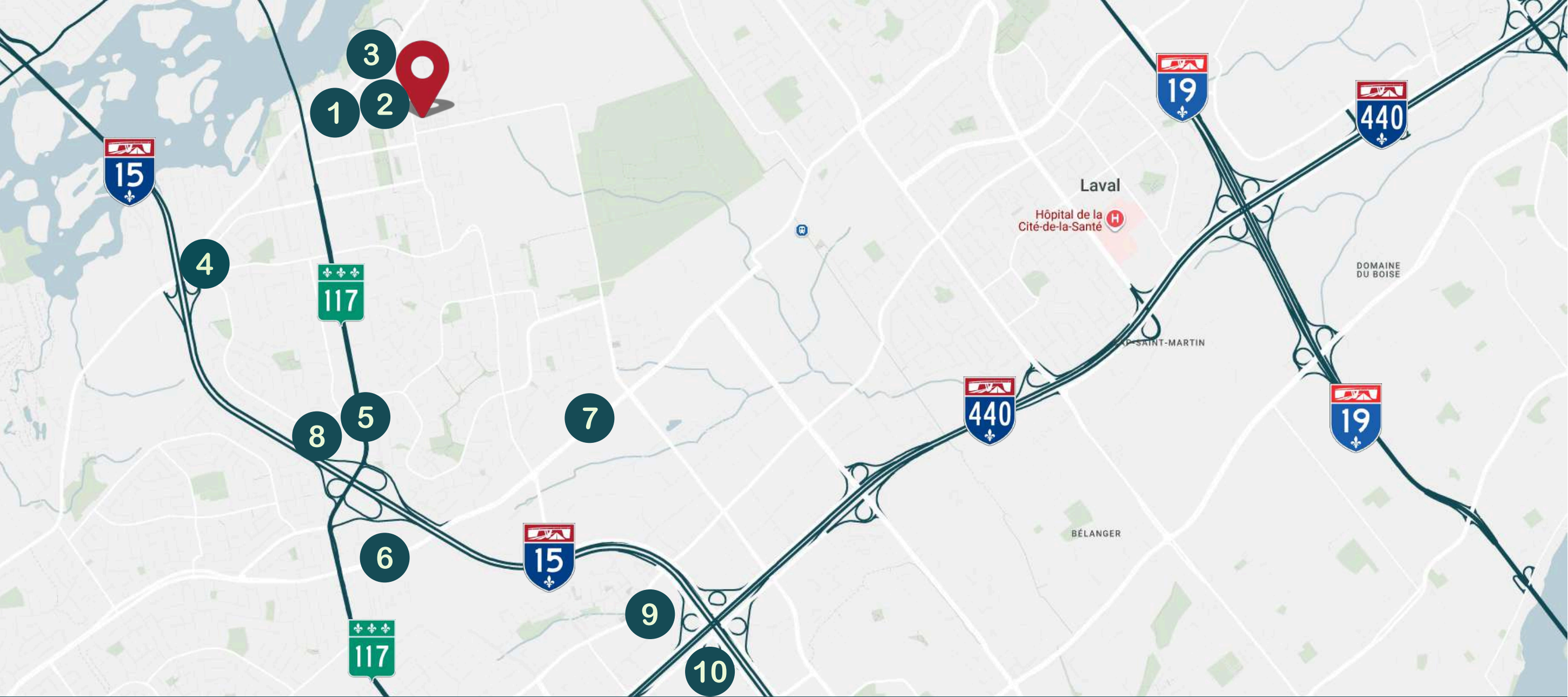
± 13,829 SF



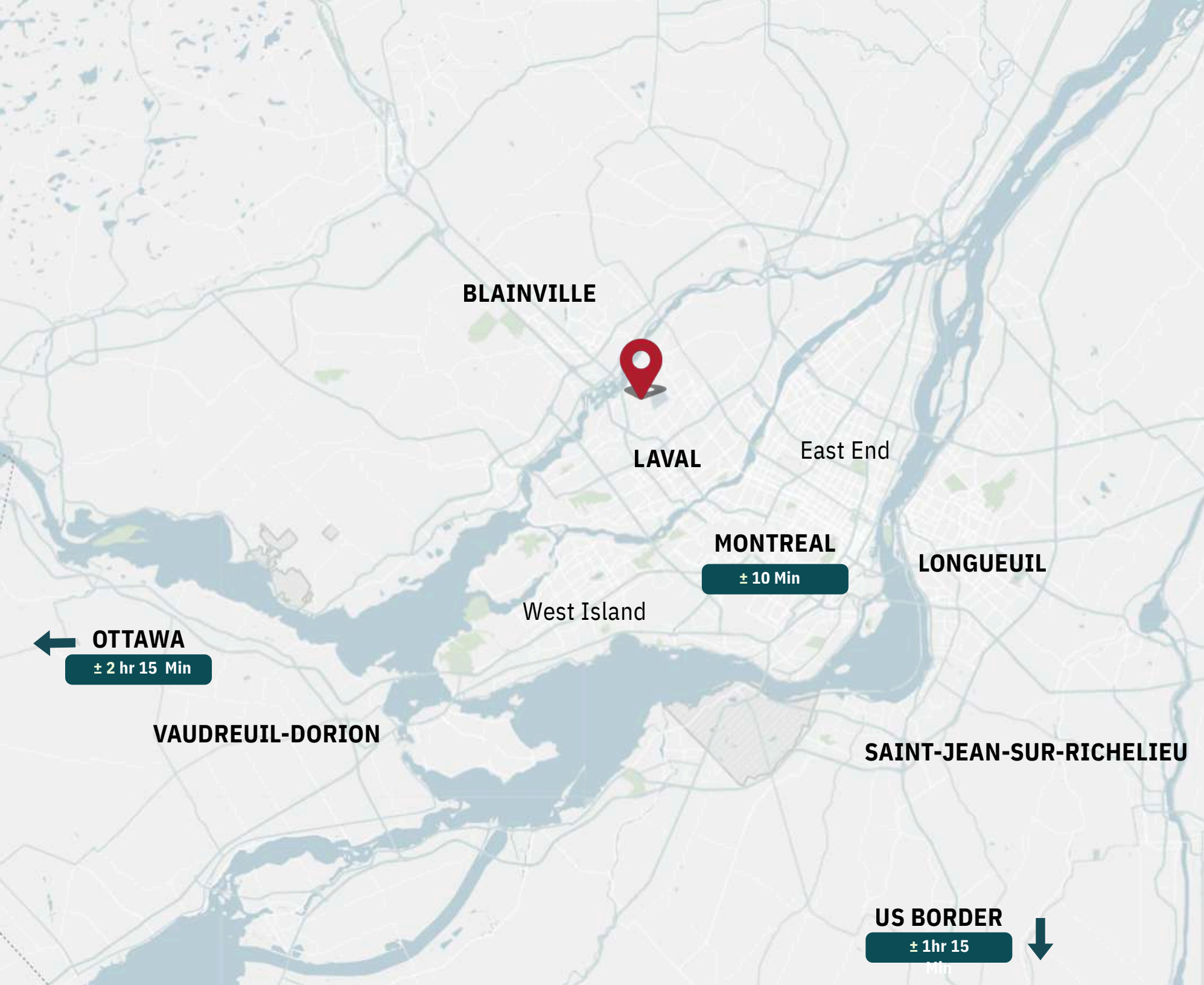
Space	± 13,829 SF
Truck Level Doors	3 (exterior)
Drive-in Door	1 (shared)
Clear Height	13'
Columns span	19.5' x 20'
Sprinklers	Standard



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



- |   |             |   |                  |   |             |   |           |    |                 |
|---|-------------|---|------------------|---|-------------|---|-----------|----|-----------------|
| 1 | Couche-Tard | 2 | National Bank    | 3 | Canada Post | 4 | McDonalds | 5  | Tim Hortons     |
| 6 | Maxi        | 7 | St-Viateur Bagel | 8 | Metro       | 9 | Costco    | 10 | Carrefour Laval |



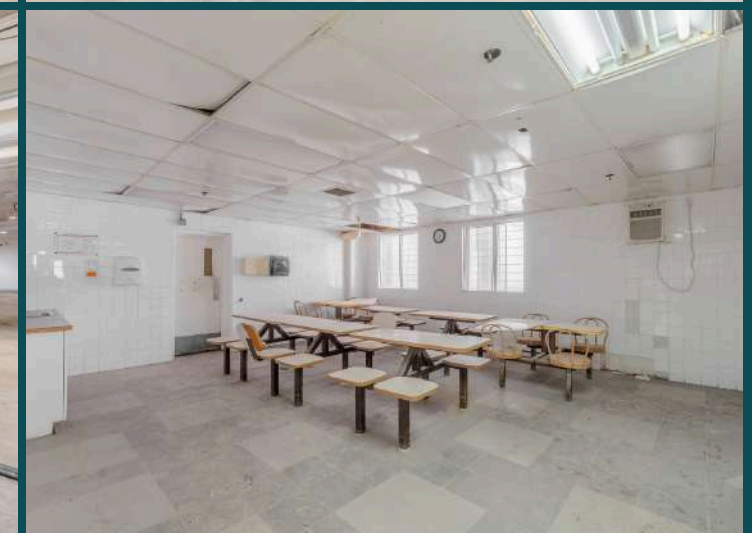
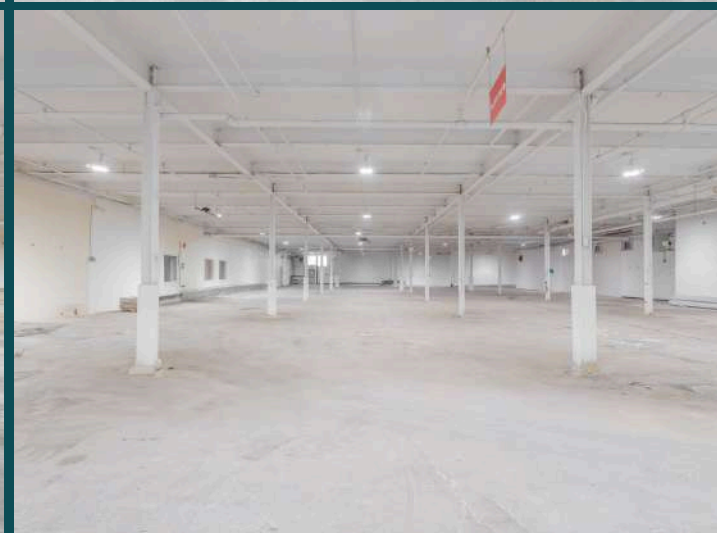
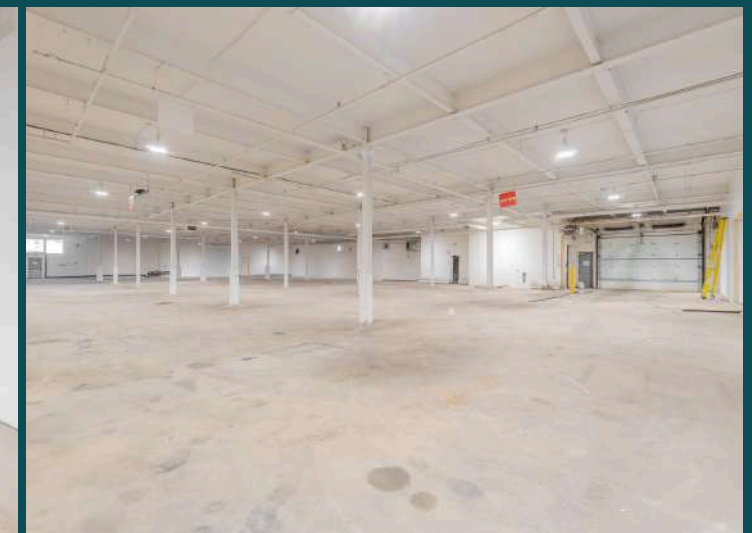
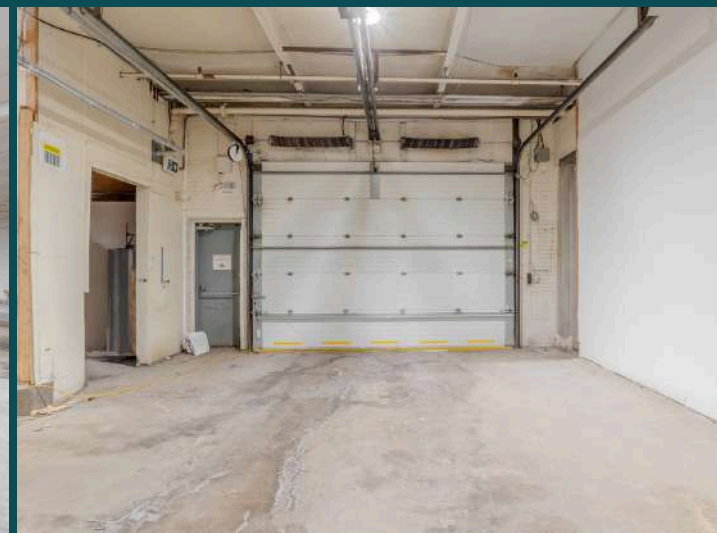
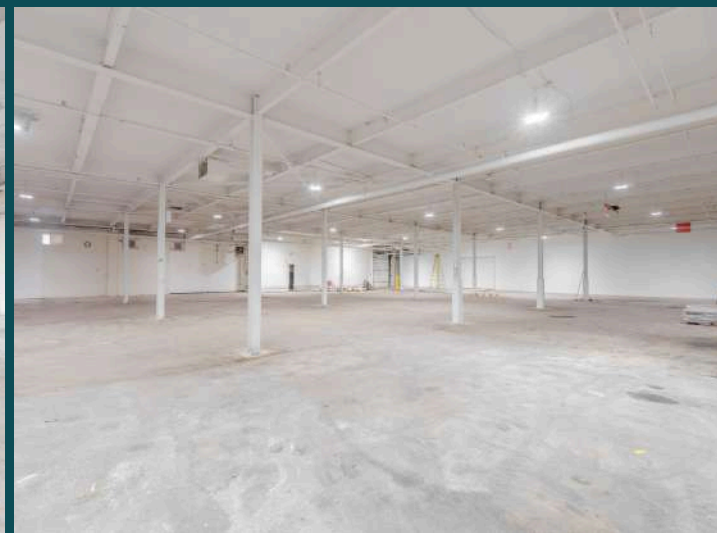
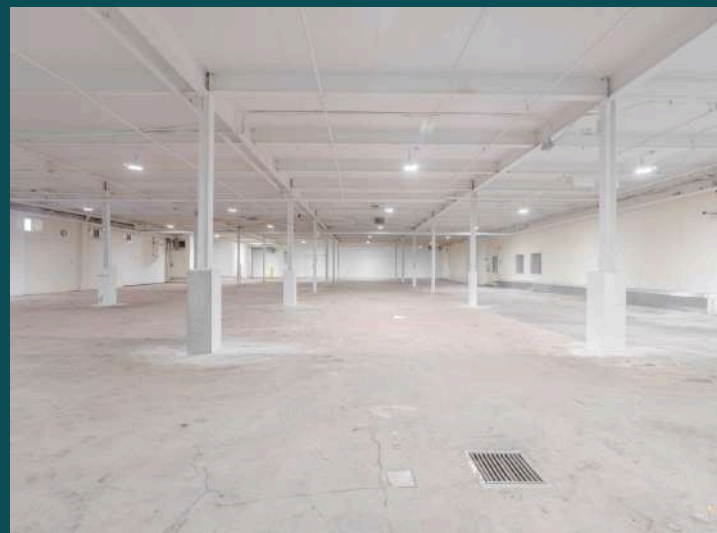
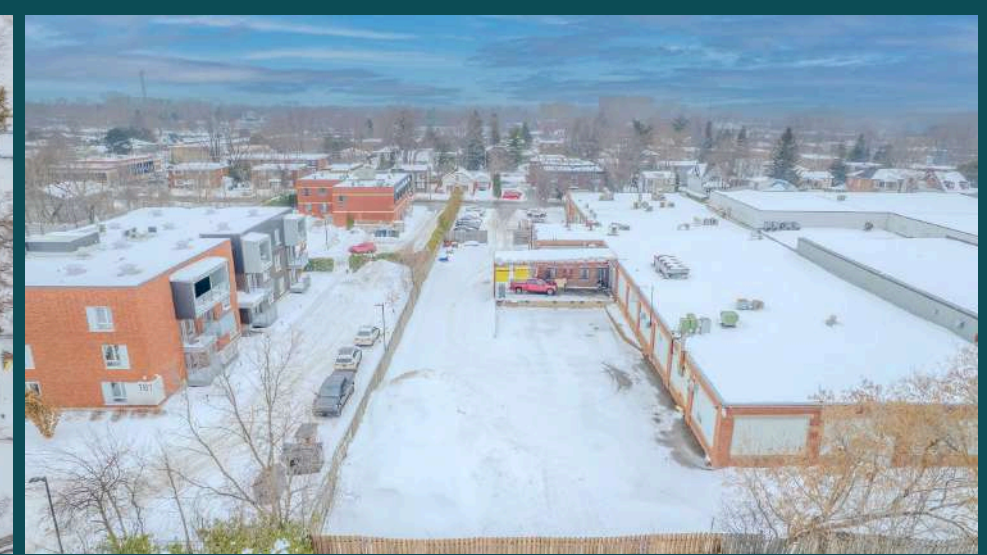
## Driving Times

Centropolis	± 10 Min
Carrefour Laval	± 12 Min
Montmorency Metro Station	± 12 Min
Montréal-Trudeau International Airport	± 30 Min
Port of Montreal	± 35 Min



## Bus Times

# 37	Every ± 10–25 Min
# 63	Every ± 10–25 Min





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514.736.0511

\* Real estate broker acting within the business corporation  
Germando Mazzotta inc.

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