



**AVISON
YOUNG**

LEASED

INDUSTRIAL PROPERTY FOR LEASE

1890 Des Sources Boulevard, Pointe-Claire QC

Partnership. Performance.

**FOR LEASE | 18,423 SF OF INDUSTRIAL SPACE INCLUDING 5,802 SF OF OFFICE SPACE
INDUSTRIAL PROPERTY IN POINTE-CLAIRE, QUÉBEC**

Avison Young presents this opportunity to lease a 12,621-square-foot industrial space with 5,802 square feet of office space located at 1890 Des Sources Boulevard in Pointe-Claire, Québec. The premises are situated in a 104,676-square-foot, C-TPAT-certified building located minutes away from the Montréal-Trudeau International Airport (YUL).

Available immediately, the space includes 16 truck-level doors. The property is equipped with a large, fenced-in yard and includes 24/7 manned and gated security services with 24/7 surveillance cameras.

For further details,
please contact:

Paul Fredette
Vice President, Industrial & Logistics
Real Estate Broker
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Commercial Real Estate Agency
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**Brokers protected*



1890 DES SOURCES BOULEVARD

POINTE-CLAIRE, QC



BUILDING CHARACTERISTICS

Total Available Area	18,423 sf
Building Size	104,676 sf
Warehouse Space	12,621 sf
Office Space	5,802 sf
Clear Height	16 ft
Loading Docks	16
Column Grid	Column free
Heating	Gas-fired heaters
Air Conditioning	HVAC in offices
Electrical Entry	200 Amps/600 Volts
Sprinklers	Yes

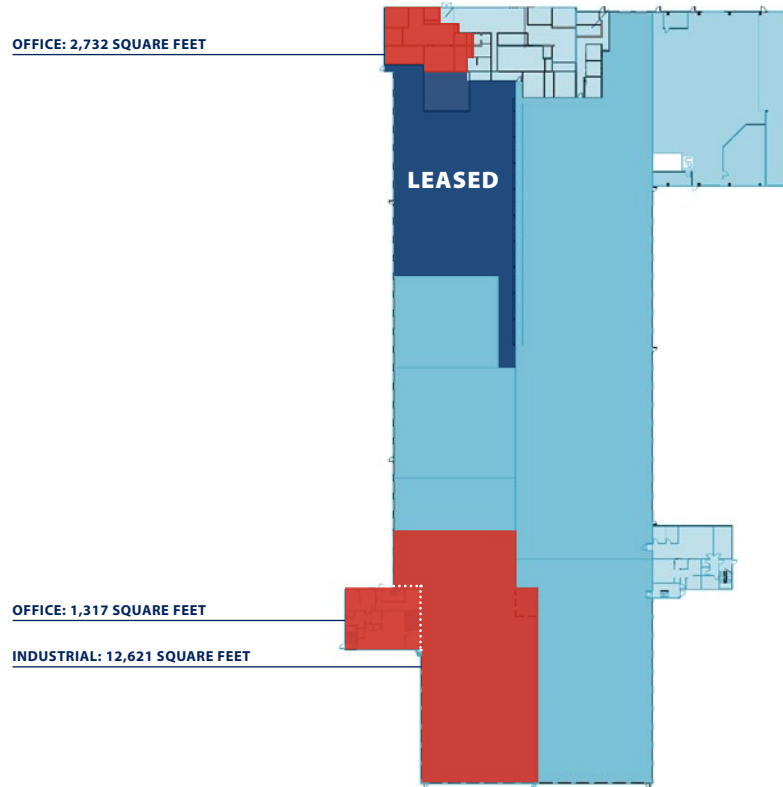
LAND CHARACTERISTICS

Land Area	12.20 Acres
Parking (Car)	Ample
Parking (Trailer)	30 to 40 spaces

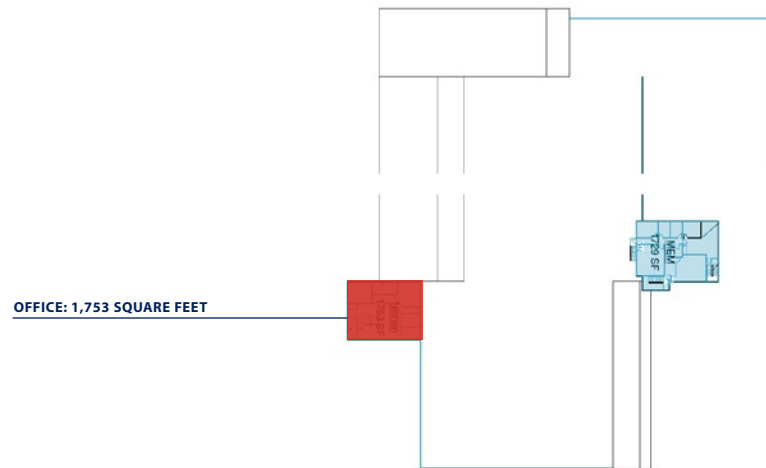
FINANCIALS

Asking Rent (psf)	} Contact broker
Additional Rent (psf)	
Total Rent (psf)	

GROUND FLOOR



SECOND FLOOR





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