



FOR LEASE | 218 Robinson Street, Saint-Eustache | QC

Freestanding industrial building of **± 10,140 SF** on a **± 99,074 SF** lot,
including a secure fenced yard of **± 71,000 SF** with outdoor storage permitted.

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Property Features



Signage on Facade



Interior and Exterior
Camera System



Outdoor Storage
Permitted



Turnkey Offices



Outdoor Yard



Located in the Saint-
Eustache Industrial Park

BUILDING NET RENTAL RATE

Contact the Brokers

BUILDING OPERATING EXPENSES

±\$9.45 / SF

YARD GROSS RENTAL RATE

±\$3.00 / SF

Areas and Dimensions

Office Mezzanine Area	± 2,340 SF
Garage Area	± 7,800 SF
Total Building Area	± 10,140 SF
Building Dimensions	± 60' × ± 130'
Yard Area	± 71,000 SF
Total Lot Area	± 99,074 SF
Lot Dimensions	± 492' × ± 202'

Technical Specifications

Clear Height	± 24'
Column Spacing	±19' × ±17' (irr.)
Shipping	4 drive-in doors (14' × 16')
Electrical Service	2 × 200 A 600 V
Heating	Electric and Gas Unit Heaters
Air Conditioning	Yes
Lighting	LED and Halogen
Sprinklers	Yes
Parking	16 Parking spaces in the front
Year Built	2014
Zoning	Industrial 2-I-46
Availability	Immediate

Garage Area Photos



Garage Description

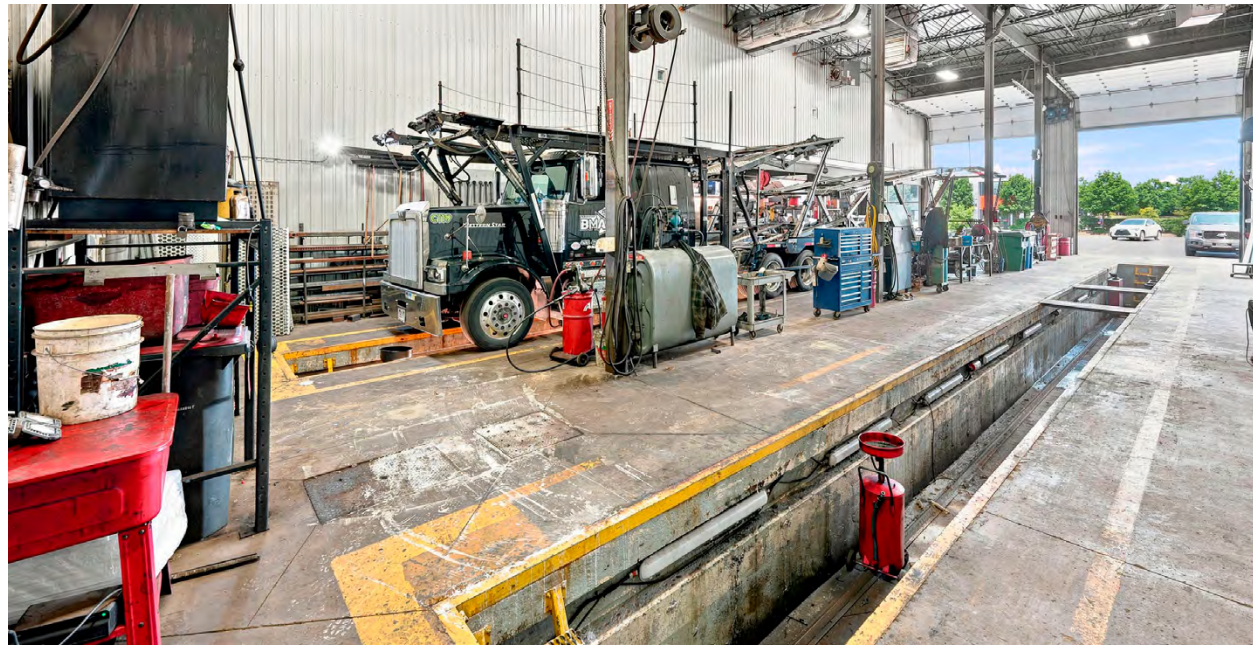
- 2 radiantly heated inspection pits
- 2 washrooms
- 2 private offices
- ceiling fans
- air compressor lines



Code-Access Doors



Alarm System



Office Area Photos

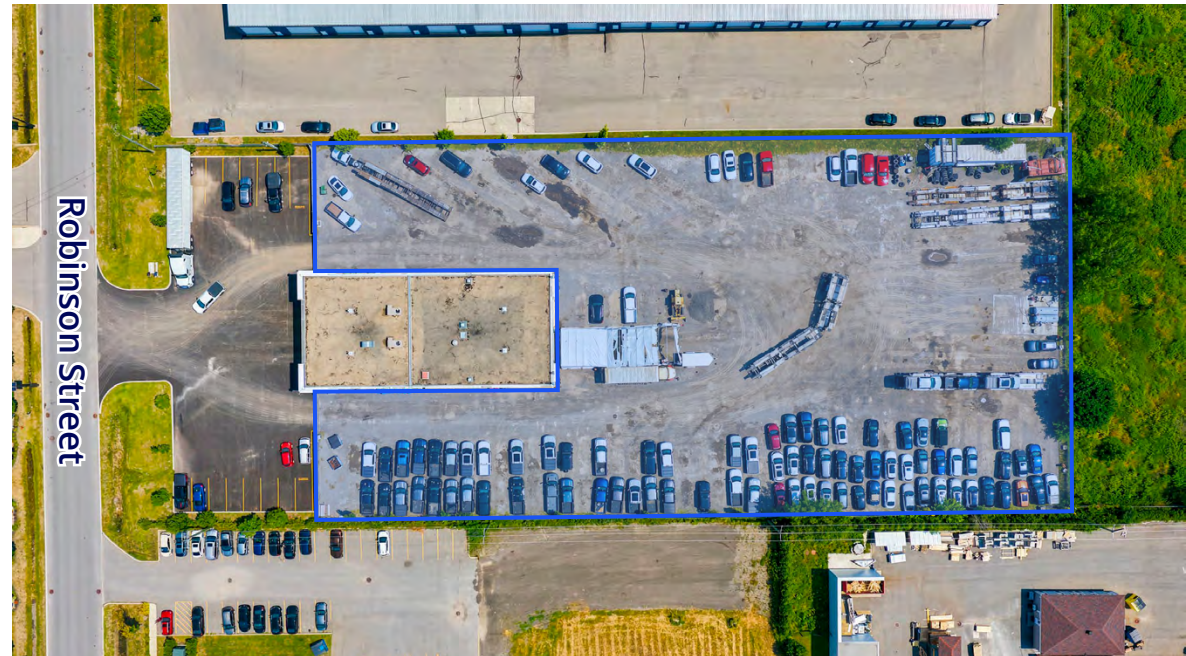


Office Description

- 5 private offices
- 2 conference rooms
- 1 server room
- 2 open-plan areas
- 2 kitchenettes
- 2 washrooms
- 1 fitness room



Yard Photos



Yard Description

- compacted and drained surface
- fenced and lit yard
- 2 electric gates
- camera system



Ground Floor



In Proximity



Bus Routes
225, 226



Highway 640
3 minutes



Laval
9 minutes



Montreal
16 minutes



Montréal-Mirabel International Airport
24 minutes



Montréal-Trudeau International Airport
25 minutes



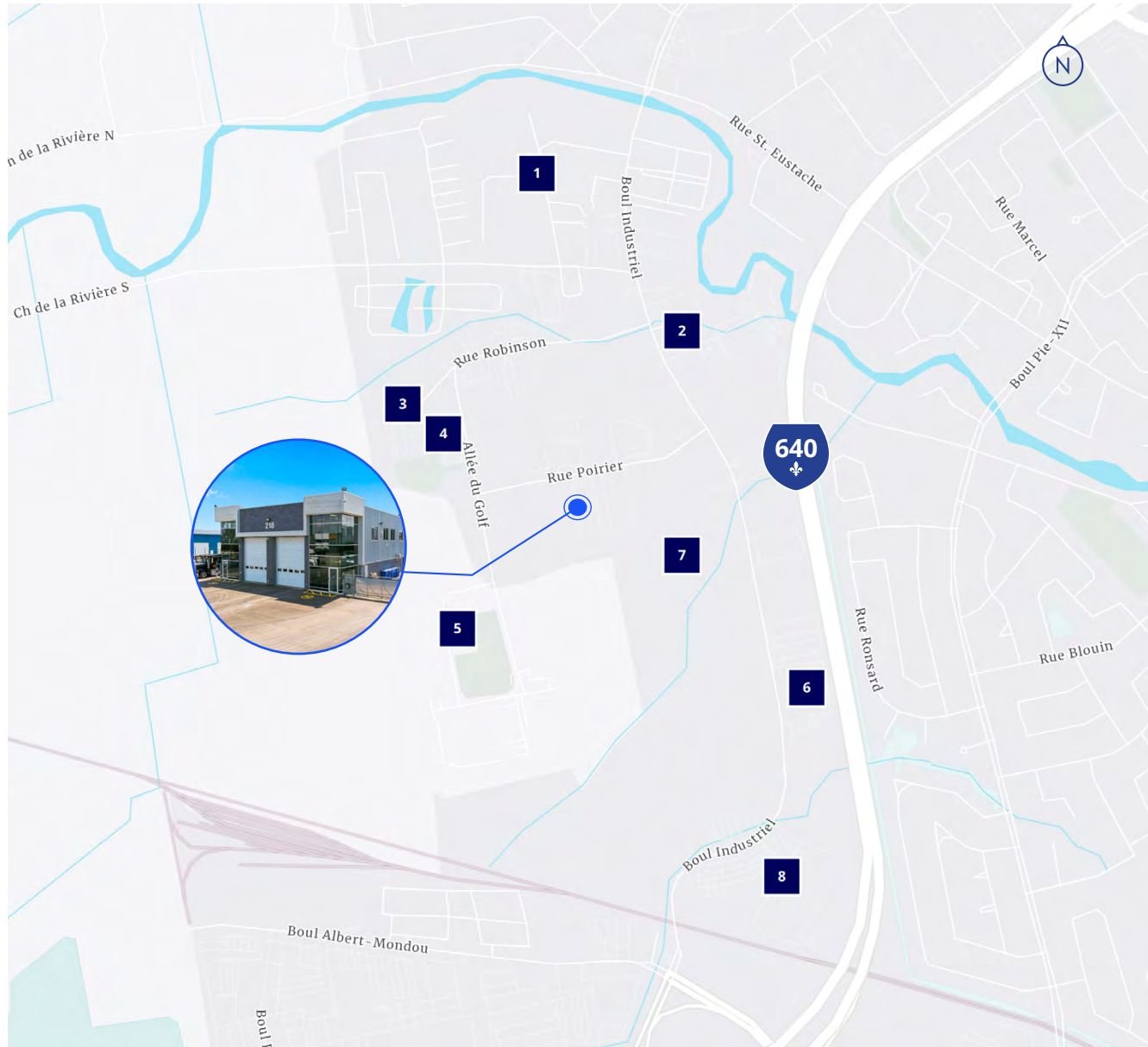
Port of Montreal
40 minutes



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NEARBY INDUSTRIES

- 1 Bain Magique
- 2 L'Entrepôt Marine Inc.
- 3 Domrex
- 4 AP&C Advanced
- 5 Maison Lavande
- 6 Paradox Security Systems
- 7 Forterra Pipe & Precast
- 8 Novabus





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