



For Sale

6300 Doris-Lussier St., Suite 2 | Boisbriand, QC

New **±9,525 SF** net-zero carbon certified industrial condo featuring **±6,556 SF** of warehouse space with ±28 ft. clear ceiling height, as well as **±2,969 SF** of office mezzanine space. Located in the Ambroise-Lafortune Industrial Park, with quick access to Highways 15 and 640.

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Property Features

Size and Dimensions

Ground Floor Warehouse Area	± 6,556 SF
Mezzanine Office Area	± 2,969 SF
Total Condo Area	± 9,525 SF

Technical Specifications

Lot Number	- Private: 6 687 219 - Common: 6 179 028
Construction Year	2026
Clear Height	± 28'
Column spacing	± 29' x ± 28'
Shipping	1 truck-level door (± 10' x ± 10') 1 drive-in door (± 9' x ± 10')
Electricity	400 A 600 V
Air Conditioning	Office Area
Heating	Electric heating and heat pump
Lighting	LED
Zoning	Industrial I-2-481
Parking	±12 dedicated parking spaces, with the option to add more based on your needs
Construction	Steel and concrete structure
Roofing	Elastomeric membrane roof
Sprinklers	Yes



Availability
Q4 2026



Asking Price
Contact the brokers



Proportionate Share
To be determined

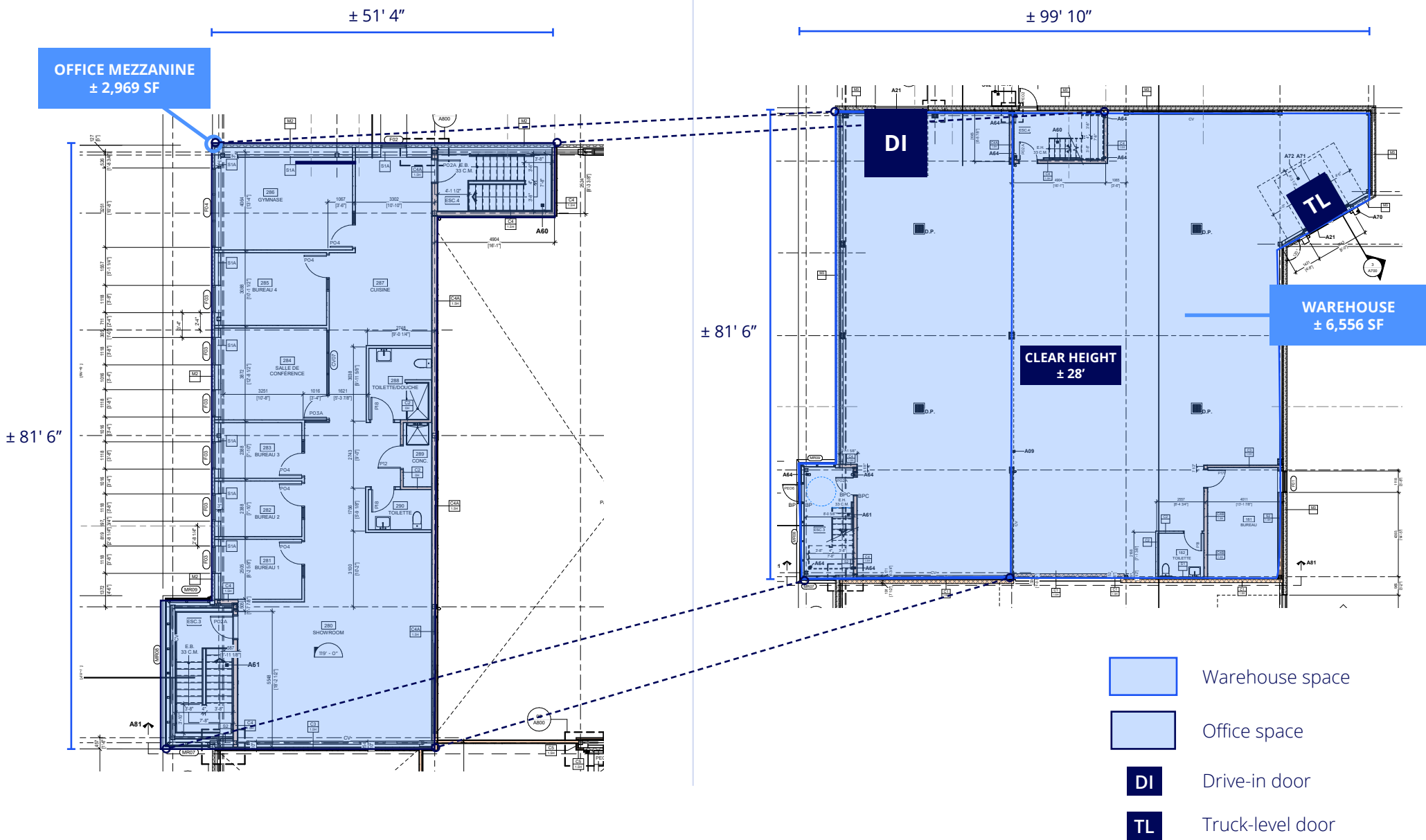


Annual Condo Fees
To be determined

Property Plan

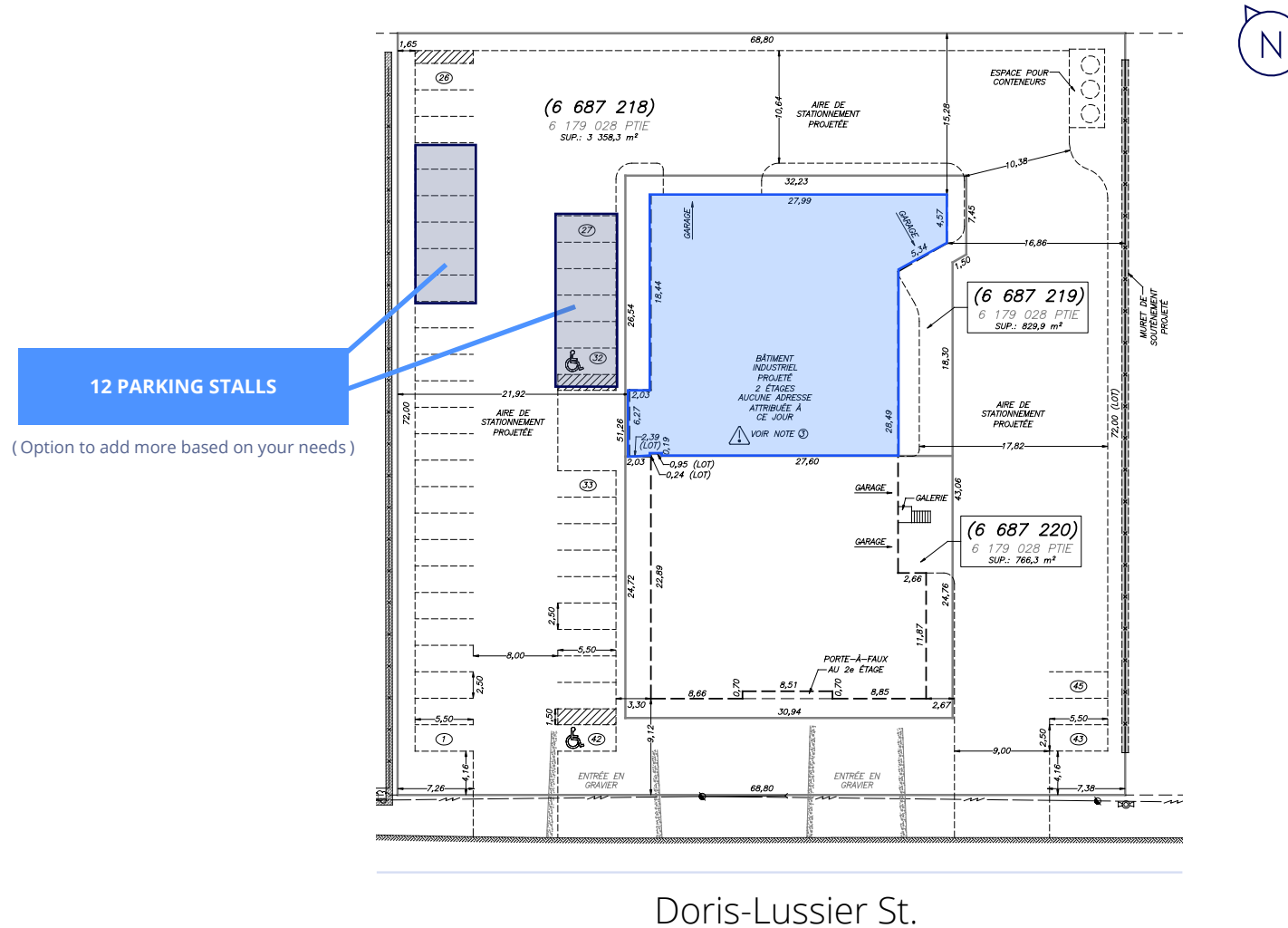
Office Mezzanine

Ground Floor



Doris-Lussier St.

Certificate of Location **Plan**



New Zero-Carbon
Certified Building



Built-out office space tailored
to your needs included



Space available for
owner-occupier



Abundant windows in the
office and warehouse areas



Close to several
amenities



Located near a growing
commercial and residential area



Easily accessible via
Highways 15 and 640

Location



Bus routes

707, 243



Faubourg Boisbriand

5 minutes



Laval

8 minutes



Downtown Montreal

30 minutes



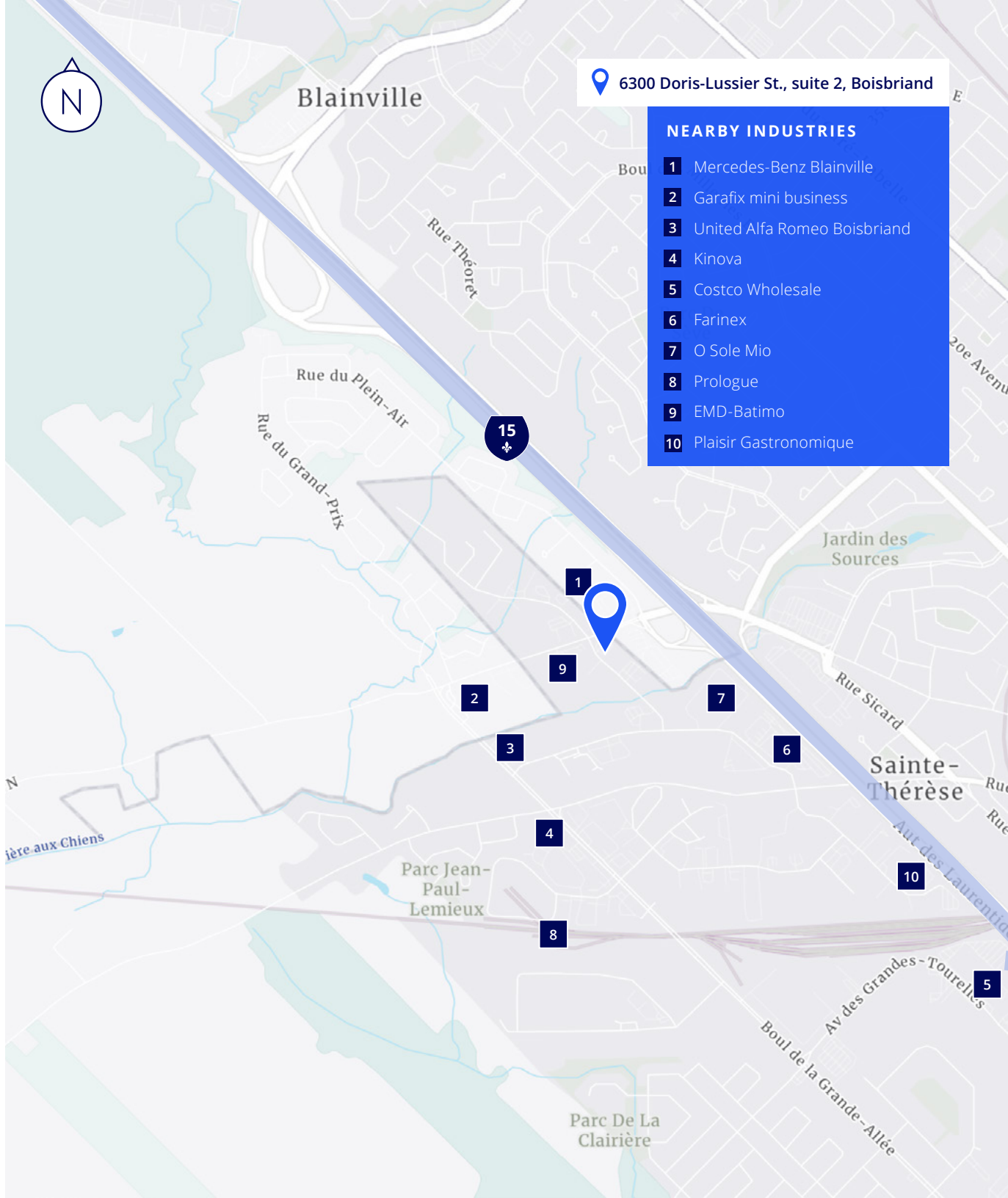
Montreal-Trudeau International Airport (YUL)

25 minutes



Port of Montreal

35 minutes



Strategic Location





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