

INDUSTRIAL BUILDING FOR LEASE

255 BENJAMIN-HUDON STREET, SAINT-LAURENT, QUEBEC H4N 1J1



PROPERTY HIGHLIGHTS:

- ▶ Clean and well maintained warehouse space with 16.5' to 18' ceiling heights and 14' drive-in delivery door
- ▶ Close to Highways 15 and 40
- ▶ Excellent location, close to Marché Central and restaurants
- ▶ Building signage opportunities
- ▶ Parking

Total rentable area of the property:

Office:	2,210 Sq.ft.
Warehouse:	10,750 Sq.ft.
Total:	12,960 Sq.ft.
Land Area:	25,000 Sq.ft.
Availability:	Immediate
Net rate:	\$5.50 / Sq.ft.
Taxes:	\$1.40 / Sq.ft.
Operating Expenses (est.):	\$1.85 / Sq.ft.

Pierre Trudeau, LL.B

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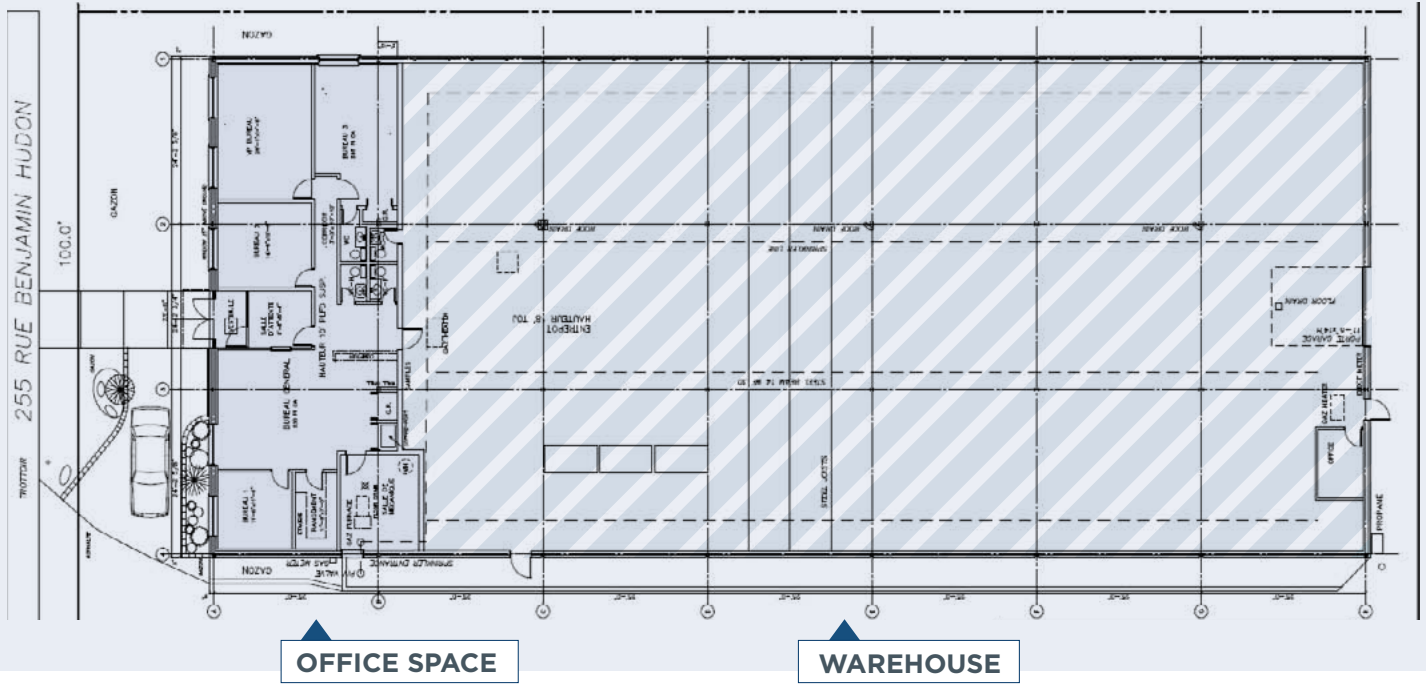
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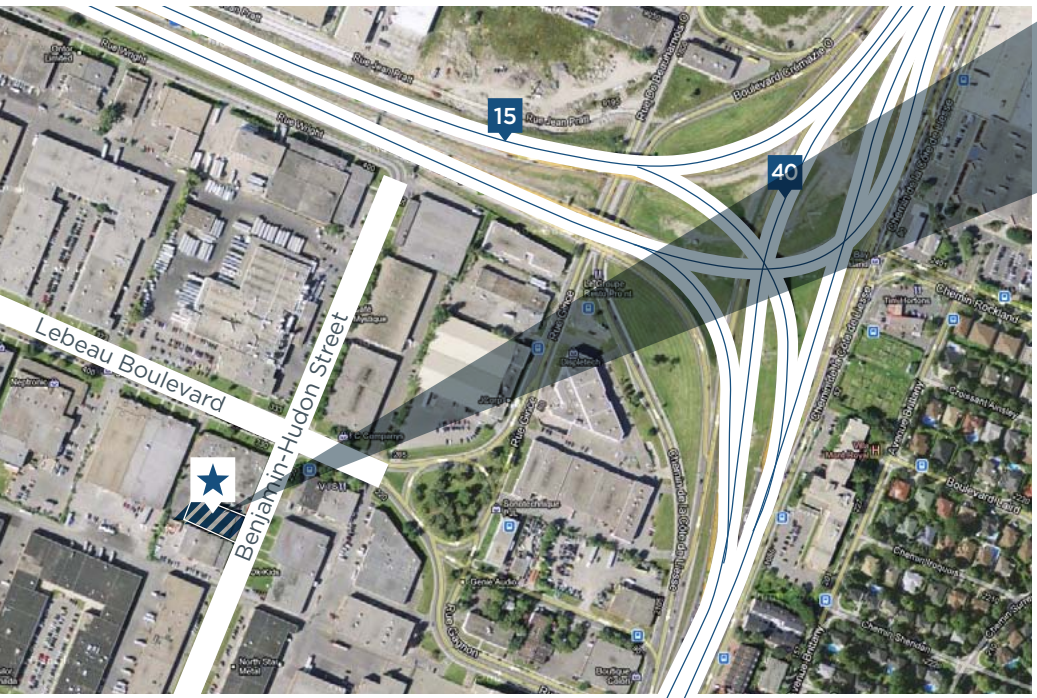
COLTERRA REALTIES INC.
Real Estate Agency

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FLOOR PLANS :



LOCATION :



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SIDE VIEW



WAREHOUSE



REAR VIEW

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