

# Industrial Space

10871 Salk Avenue, Montreal-North, Montreal, QC

Leasing Opportunity - 10,000 s.f. to 32,000 s.f.

FULL COMMISSION



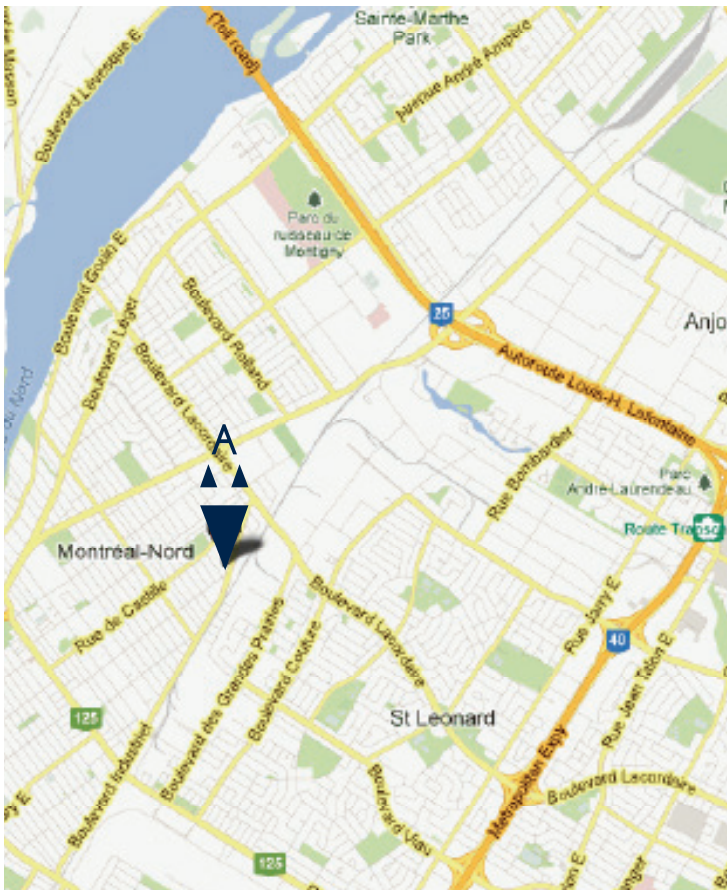
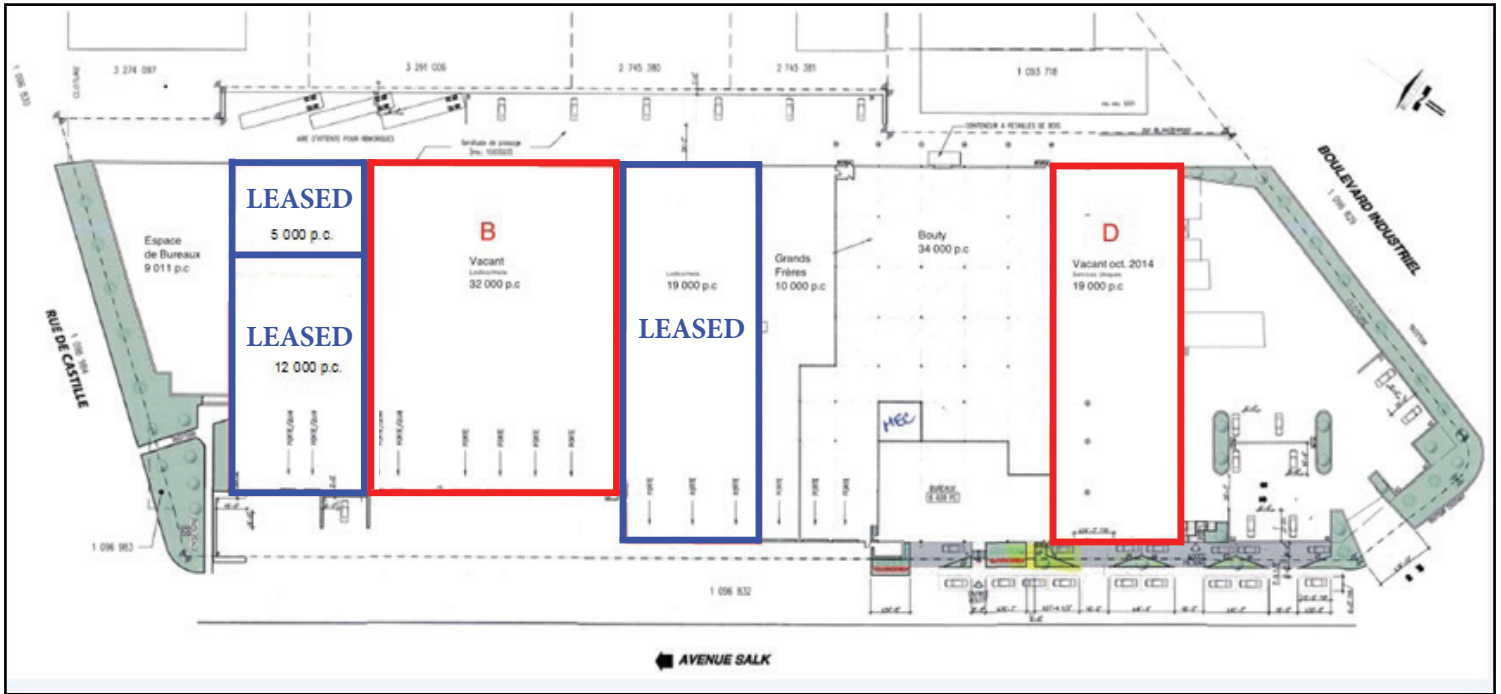
## Property details

<b>BUILDING AREA</b>	141,674 s.f.
<b>AVAILABLE AREA</b>	B : 32,000 s.f. (divisible) D : 19,000 s.f.
<b>OFFICE RATIO</b>	B : 7% D : 0%
<b>LOADING DOCKS</b>	B : 2 truck level door, 4 interior docks, 2 drive-in doors D : 1 drive-in door, 22' X 14'
<b>CLEAR HEIGHT</b>	20'
<b>COLUMN SPAN</b>	30' X 30'
<b>AVAILABILITY</b>	B : 60 days notice D : Immediate
<b>GROSS RENT</b>	\$ 7.50
<b>ELECTRICITY &amp; HEATING</b>	Included

For information, please contact:

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### Property Highlights

- Located in Montreal - North's industrial park
- Light industrial type property
- Outstanding turn-key opportunity

### Additional Information

- Sprinklers
- Lighting: Metal Halide

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