

# Industrial Space

150, Montreal-Toronto Blvd., Lachine, QC

Leasing Opportunity - Up to 482,600 s.f.



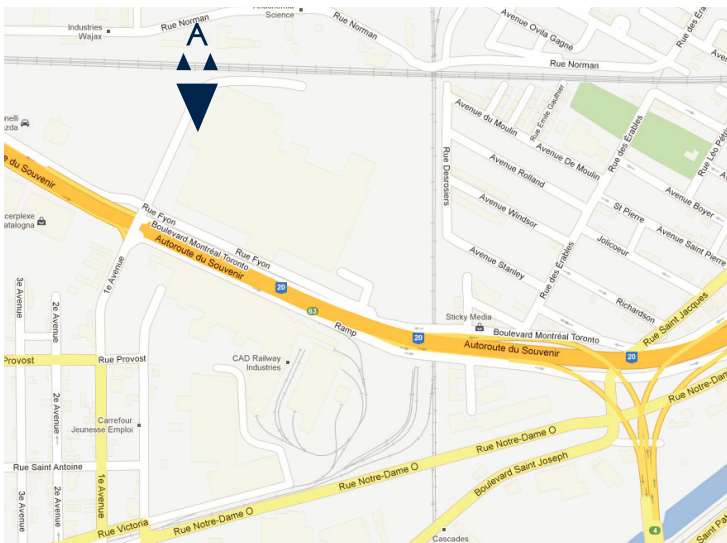
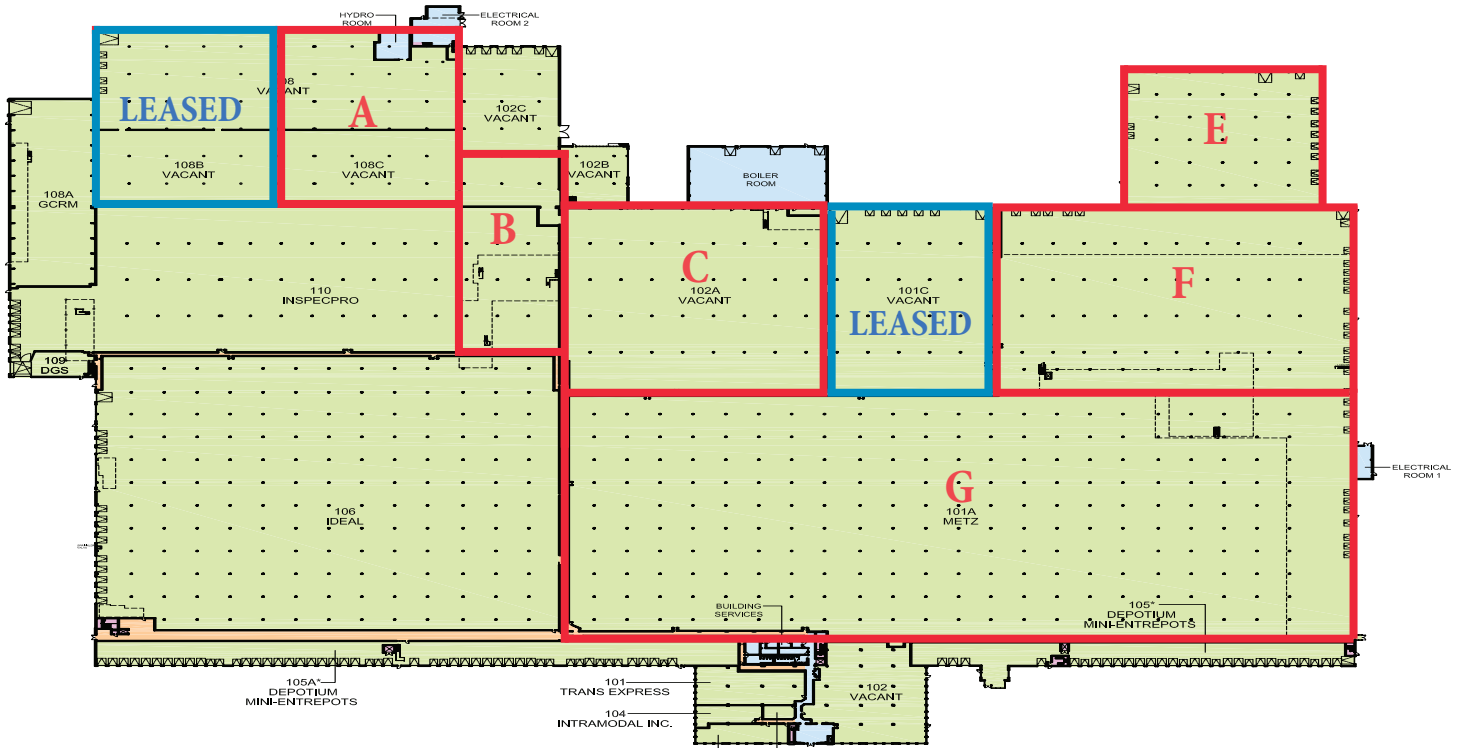
## Property details

<b>BUILDING AREA</b>	891,098 s.f.	
<b>AVAILABLE AREA</b>	A : 38,400 s.f. B + C : 84,543 s.f.	E : 32,218 s.f. F : 78,300 s.f. G : 249,210 s.f.
<b>LOADING DOCKS</b>	A : TBD B + C : 2 truck level, 0 drive-in	E : 11 truck level, 2 drive-in F : 18 truck level, 1 drive-in G : 11 truck level, 0 drive-in
<b>CLEAR HEIGHT</b>	A : 15' B + C : 20' - 30'	E : 14' F : 20' - 30' G : 18' - 20'
<b>COLUMN SPAN</b>	A : 30' x 30' B + C : 30' x 60'	E : 30' x 30' F : 30' x 60' G : 30' x 30'
<b>AVAILABILITY</b>	A, B + C : Immediate E, F, G : TBD	
<b>RENT</b>	\$ 3.50	
<b>OPERATING EXPENSES AND TAXES</b>	\$ 2.06	
<b>ELECTRICITY AND HEATING</b>	\$ 1.25	

For information, please contact:

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## Property highlights

- Multi-tenant industrial property
- Great exposure along Highway 20
- Located near highways 20 and 13
- Large parking area
- Minutes away from Pierre-Elliott Trudeau airport
- Low operating cost and taxes

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