



INDUSTRIAL SPACE
FOR LEASE

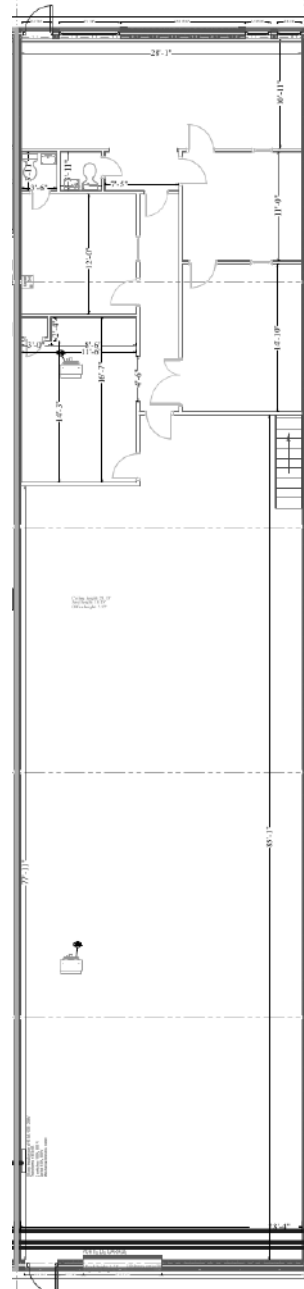
4723-4755
Boulevard Couture
Saint-Léonard





FEATURES

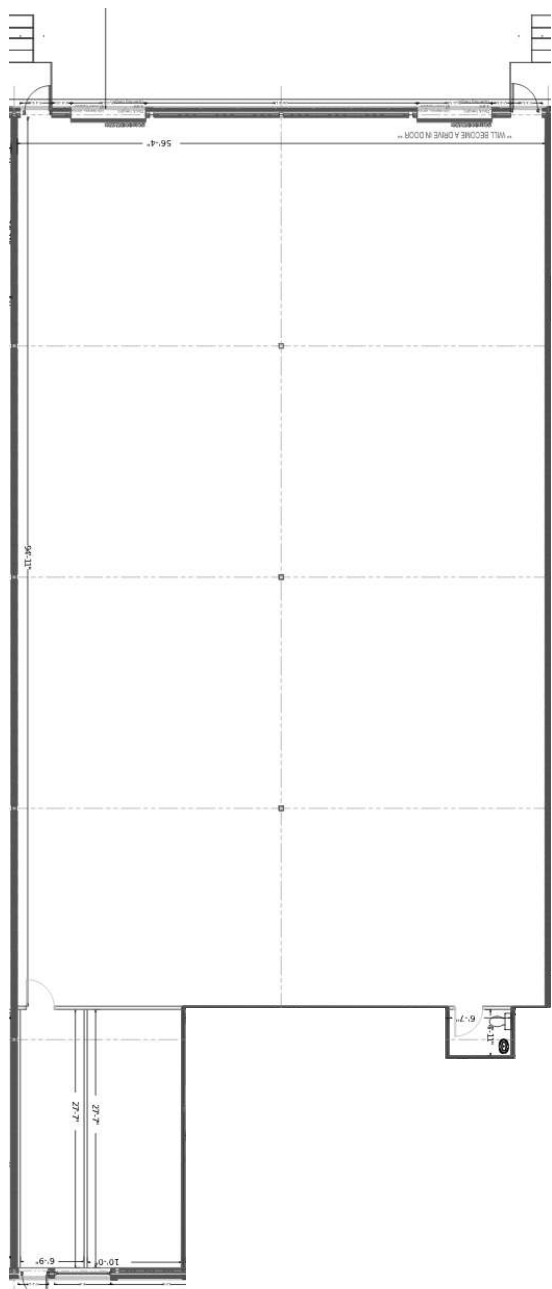
- Located in a well-established Saint-Léonard industrial park, home to manufacturing, warehousing, and transportation-related businesses.
- Positioned southeast of boulevards des Grandes-Prairies and Viau, with convenient access to Highway 40 and major transportation corridors.



UNIT: 4723

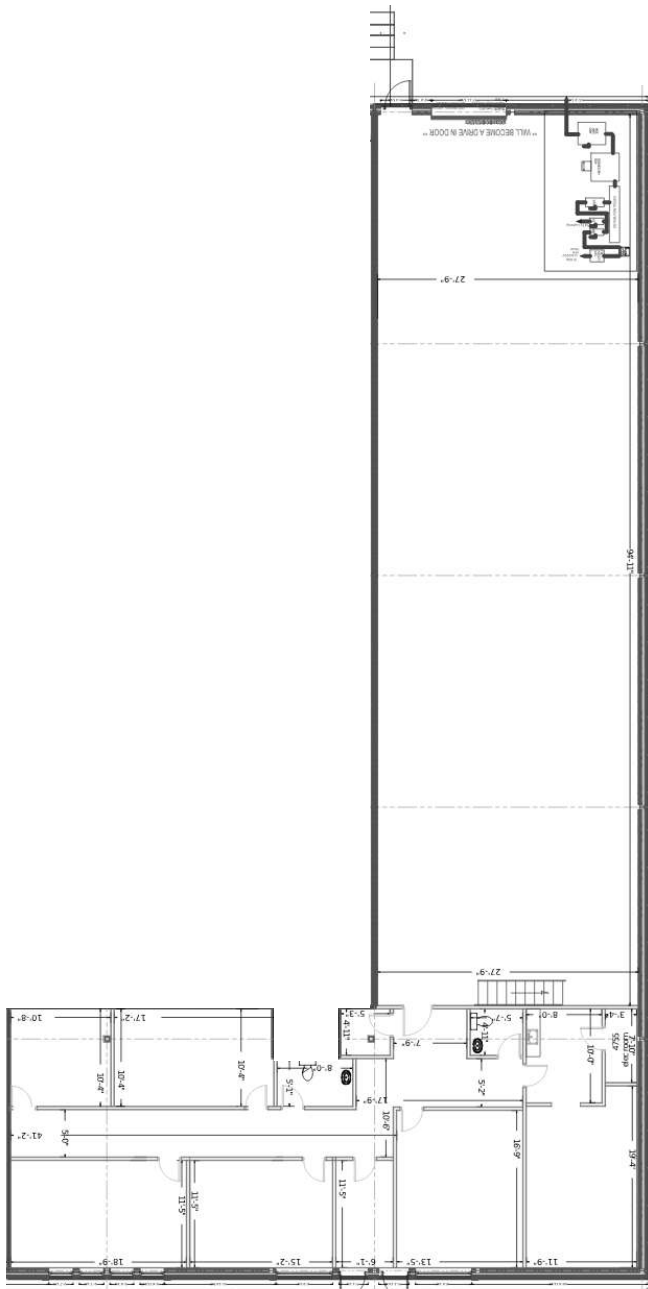
	AVAILABLE AREA	± 3,508 SQ.FT.
	WAREHOUSE	± 2,324 SQ.FT.
	OFFICE	± 1,184 SQ.FT.
	MEZZANINE *	± 1,184 SQ.FT.
	CLEAR HEIGHT	18"
	TRUCK-LEVEL DOORS	1
	ELECTRICAL ENTRY	100A
	SPRINKLERS	Yes
	OCCUPANCY DATE	Immediate

* Mezzanine area not factored into the available area.



UNIT: 4751

	AVAILABLE AREA	± 5,792 SQ.FT.
	WAREHOUSE	± 5,792 SQ.FT.
	CLEAR HEIGHT	18'
	COLUMN SPAN	24' x 28'
	TRUCK-LEVEL DOORS	2
	ELECTRICAL ENTRY	100A
	SPRINKLERS	Yes
	OCCUPANCY DATE	Immediate

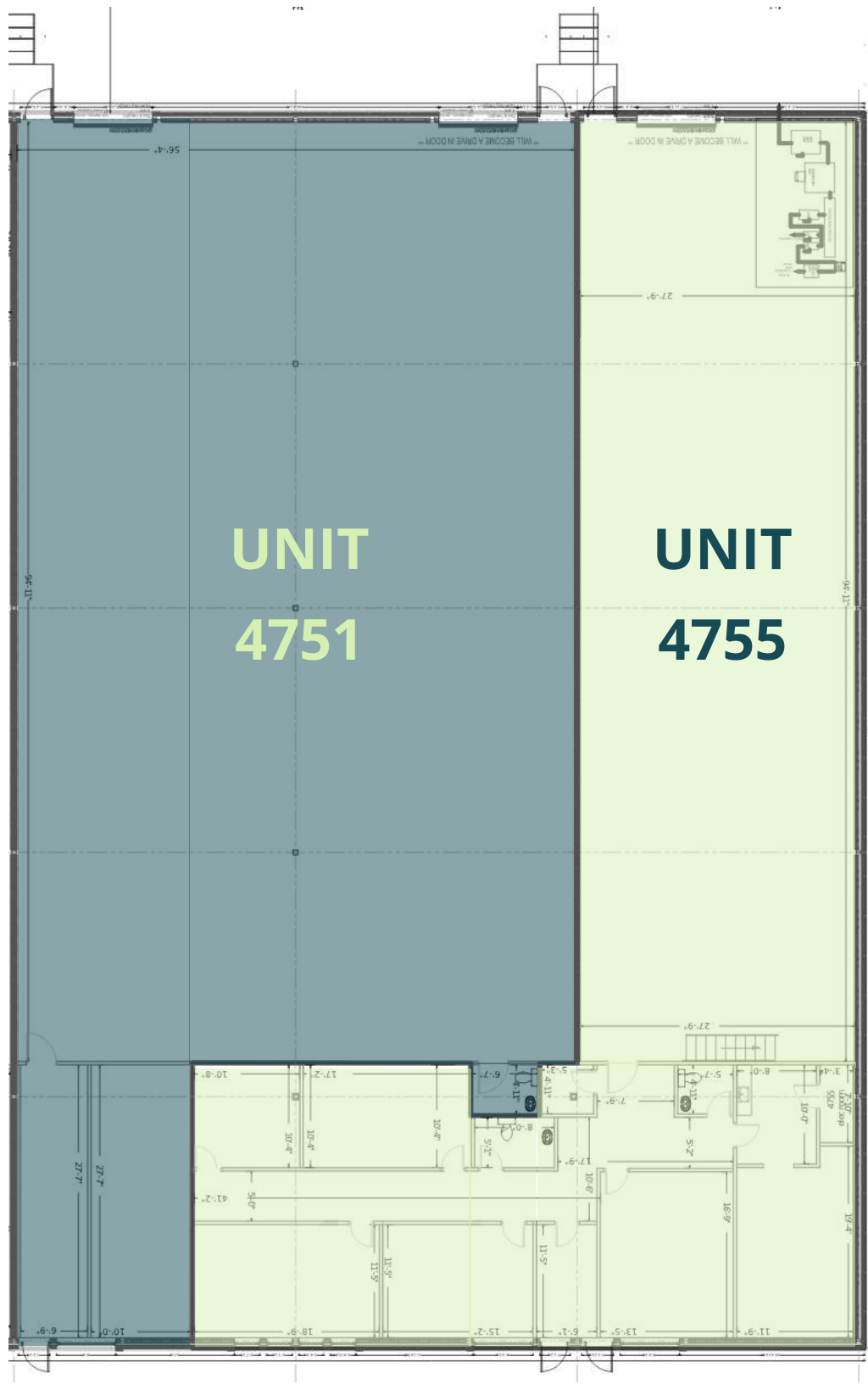


UNIT: 4755

	AVAILABLE AREA	± 4,723 SQ.FT.
	WAREHOUSE	± 2,873 SQ.FT.
	OFFICE	± 1,850 SQ.FT.
	MEZZANINE *	± 750 SQ.FT.
	CLEAR HEIGHT	18"
	TRUCK-LEVEL DOORS	1
	ELECTRICAL ENTRY	100A
	SPRINKLERS	Yes
	OCCUPANCY DATE	Immediate

* Mezzanine area not factored into the available area.

* Option to merge Units 4751 to 4755



UNITS: 4751-4755

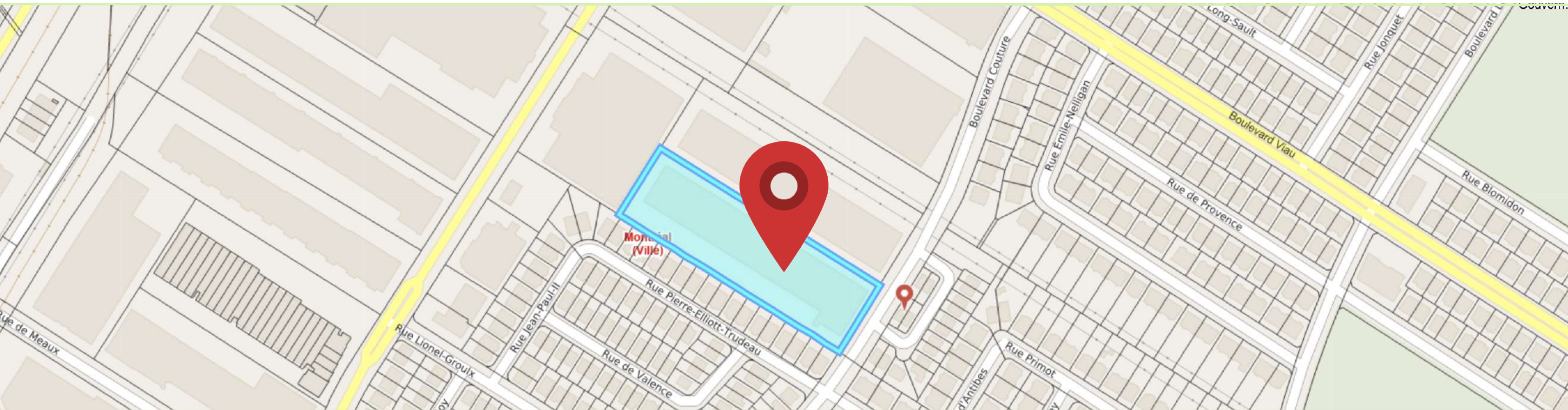
	AVAILABLE AREA	± 10,515 SQ.FT.
	WAREHOUSE	± 8,665 SQ.FT.
	OFFICE	± 1,850 SQ.FT.
	MEZZANINE *	± 750 SQ.FT.
	CLEAR HEIGHT	18"
	TRUCK-LEVEL DOORS	3
	ELECTRICAL ENTRY	100A
	SPRINKLERS	Yes
	OCCUPANCY DATE	Immediate

* Mezzanine area not factored into the available area.

ZONING DETAILS

ZONE: I-0230

INDUSTRIAL

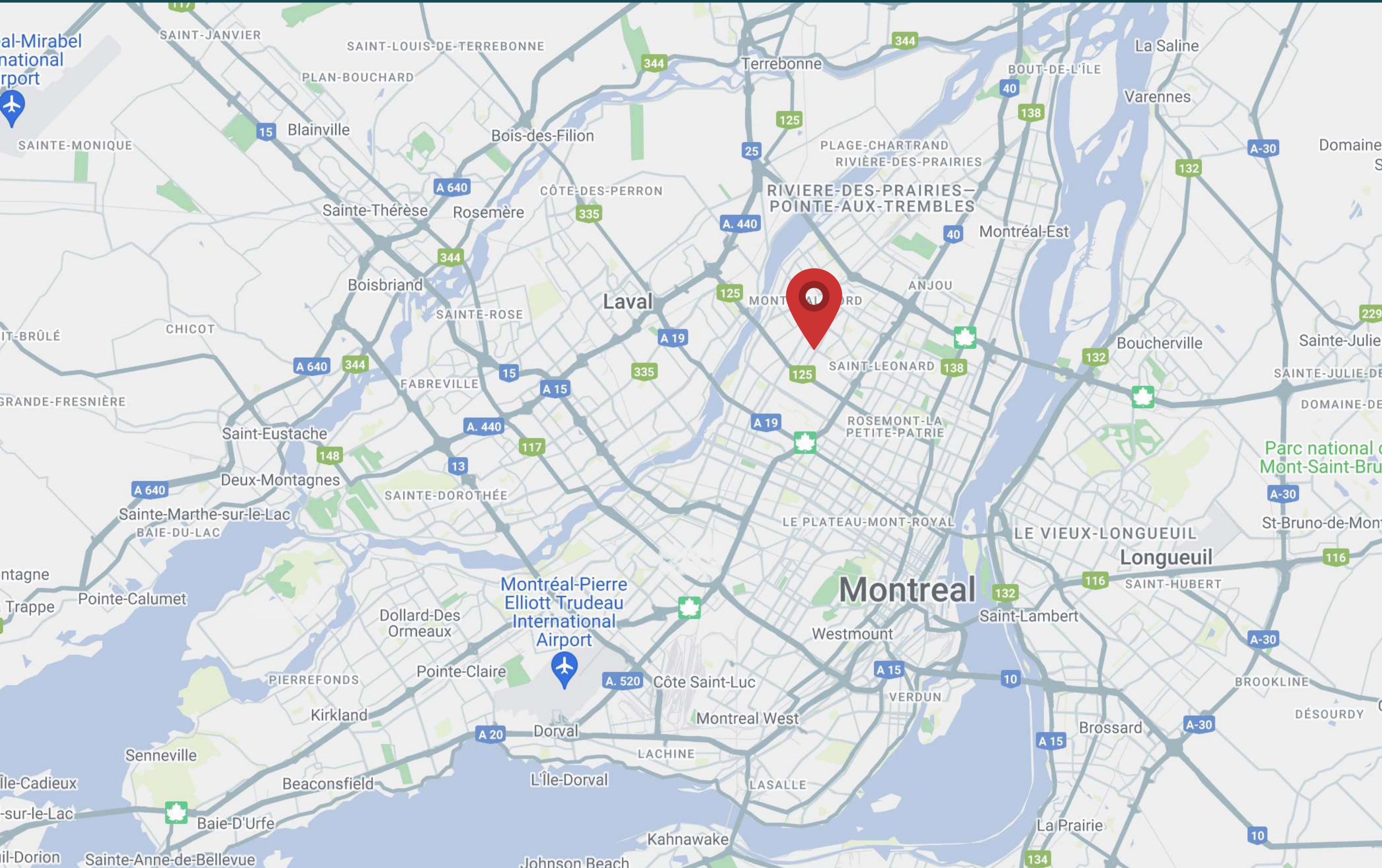


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CONTACT US FOR MORE INFORMATION

LOCATION

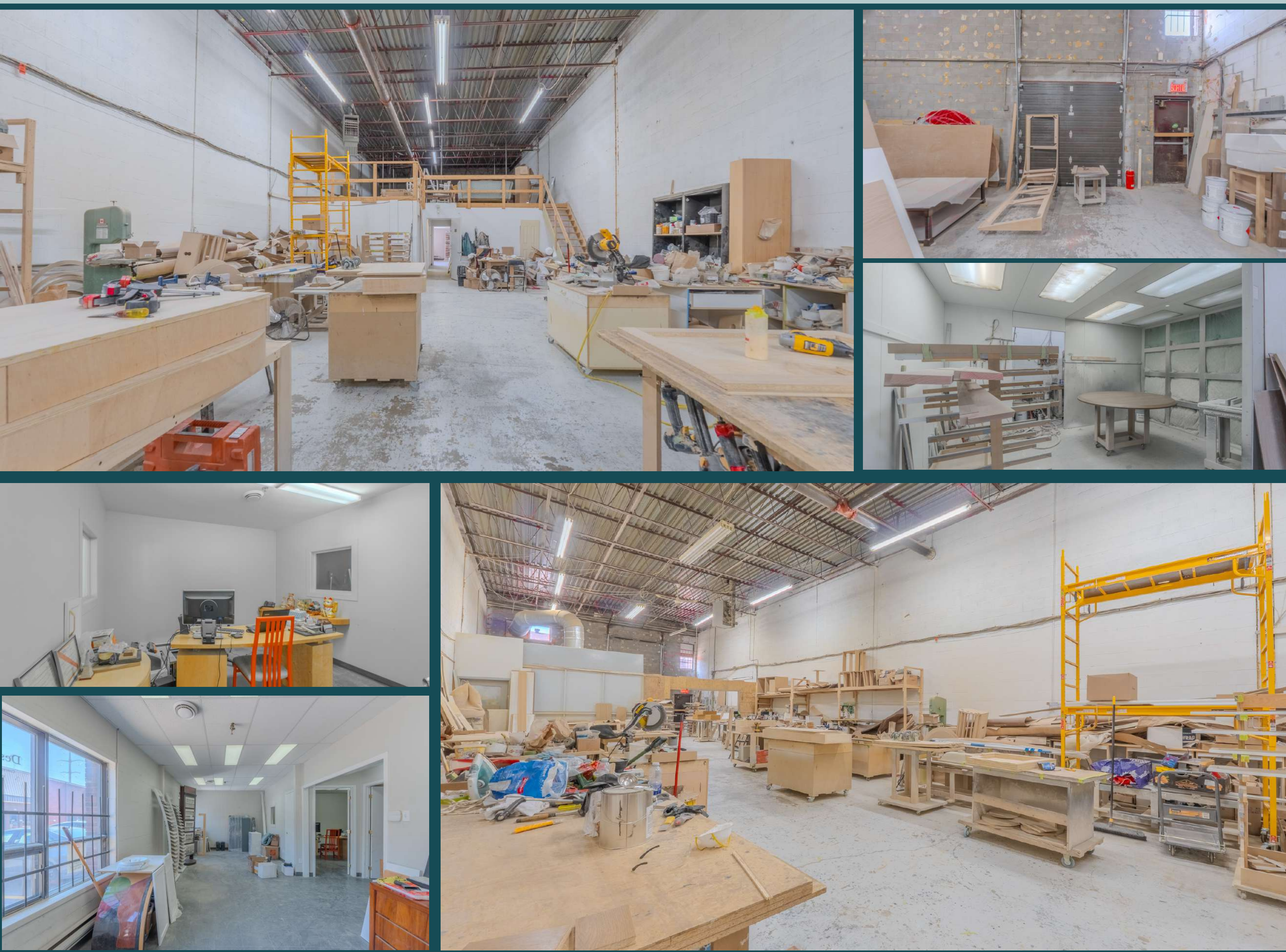
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Positioned southeast of boulevards des Grandes-Prairies and Viau, **with convenient access to Highway 40 and major transportation corridors.**

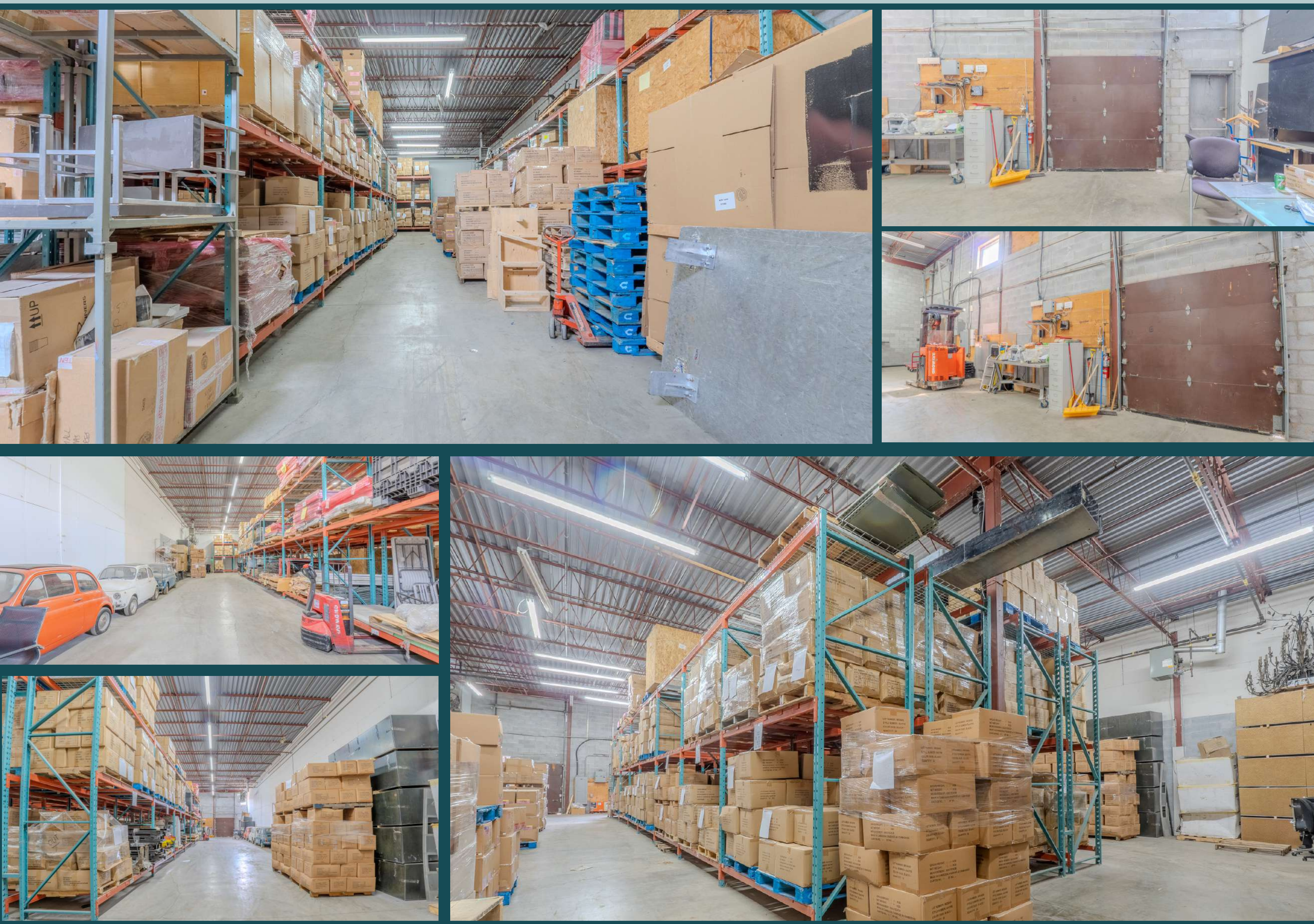




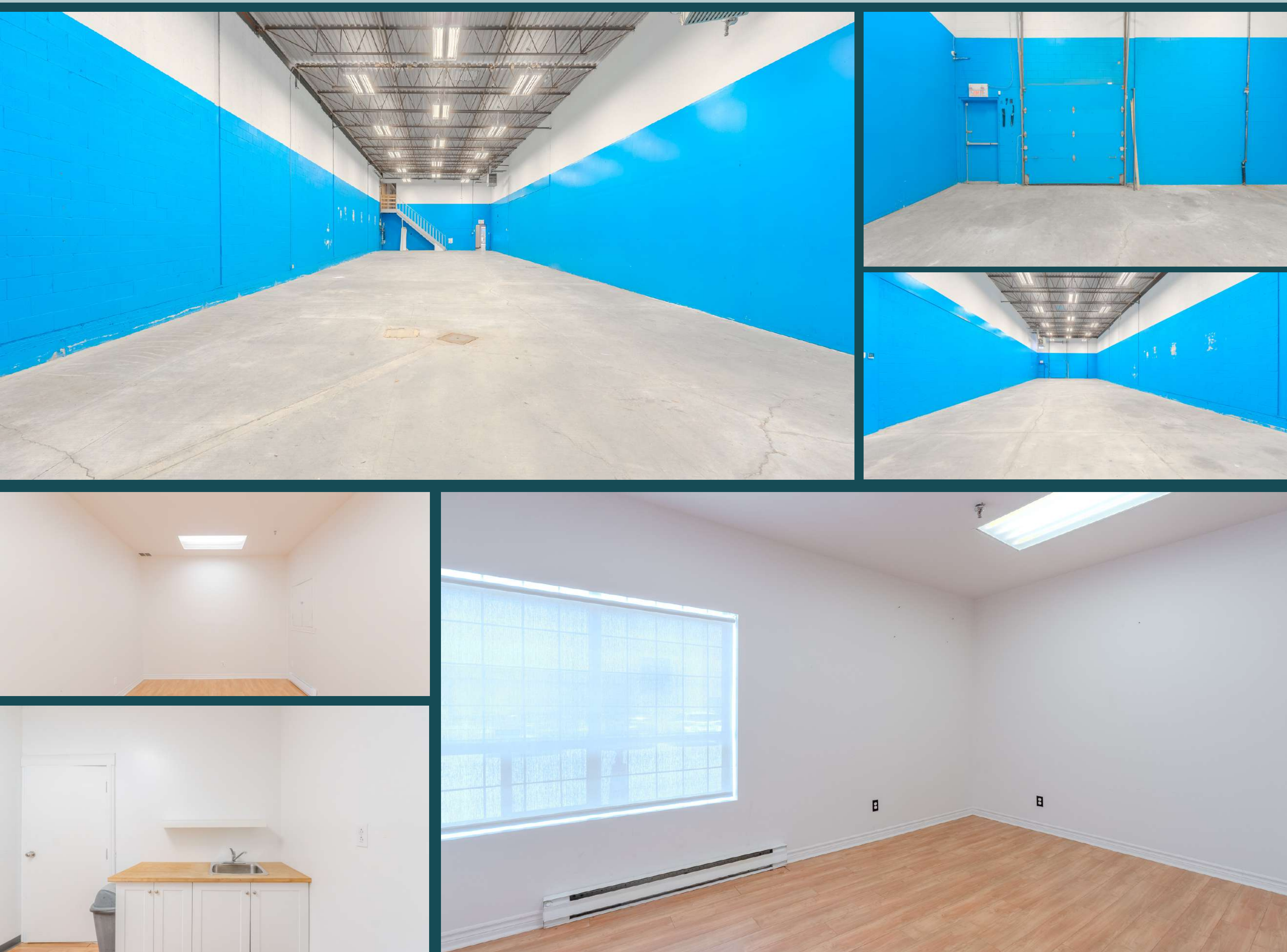
UNIT: 4723



UNIT: 4751



UNIT: 4755



CONTACT



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