

PRIME INDUSTRIAL SPACES WITH OFFICES



8370 Rue Labarre, Montréal, QC H4P 2E7

FOR LEASE

Total area (ft²): **20,000 sf**



Industrial space in CDN-NDG

Minh-Nhut (Michael) Nguyen

Courtier Immobilier commercial / Commercial Real Estate Broker

5415 Pare, suite 109, Mont-Royal, Qc, H4P 1P7

Tél: 514.969.5828 | mnguyen@reconrealties.com | www.reconrealties.com



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BUILDING HIGHLIGHTS

Rent	Please contact us!
Opex and taxes	Please contact us!
Utilities	Not Included
Lighting	LED, Fluorescent
Parking	6
Shipping	2 loading docks, 1 drive in door, conveyor belt, freight elevator.

Office area: 15%

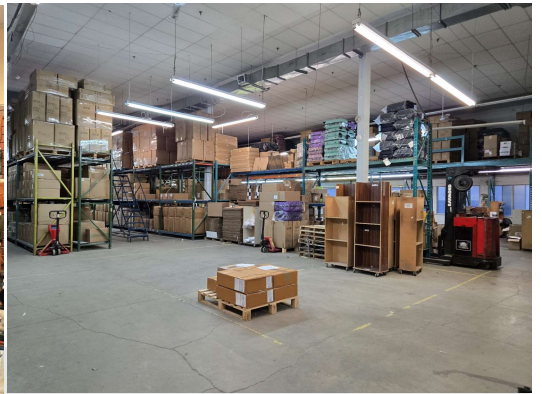
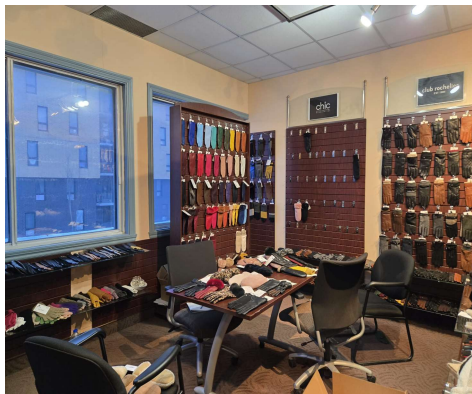
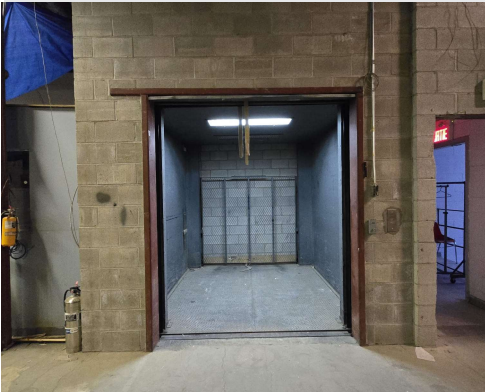
Ceiling Heights: 14 feet for office spaces and 19 feet for warehouse spaces

Easily access to Highway 15, 40 and 520

Access to public transportation (Bus & Metro)

5 minutes walk from Metro de la Savane

9 minutes walk to the Royalmount food court.



Located at 8370 rue Labarre, this spacious 20,000 sq ft industrial facility offers a perfect balance of office and warehouse space on the second floor, with approximately 15% dedicated to offices. The warehouse area boasts an impressive 19-foot ceiling, providing ample vertical space for your operations, while the office area features a 14-foot ceiling for a comfortable and productive work environment. The property also includes 2 loading docks, a drive-in door, a conveyor belt system, and a freight elevator, all designed to streamline your business operations. Situated near Highways 15, 40, and 520, the location provides easy access to major transportation routes. It's just 5 minutes from Metro De La Savane and only a 9-minute walk to the Royalmount shopping mall food court. Additionally, the space includes 12 reserved parking spots for your convenience. This versatile property is the perfect solution for any business looking to optimize their workflow in a prime area.

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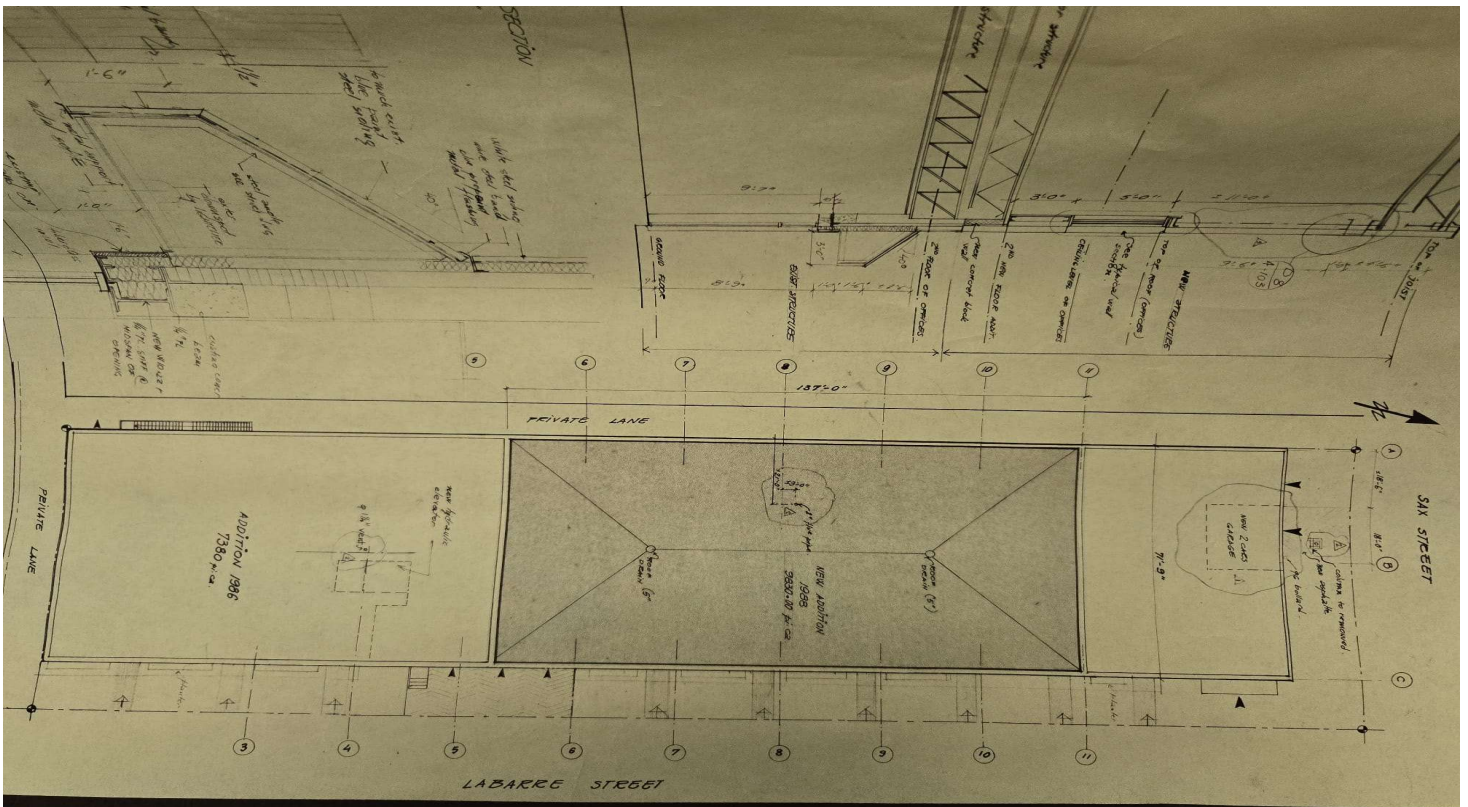
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FLOOR PLAN



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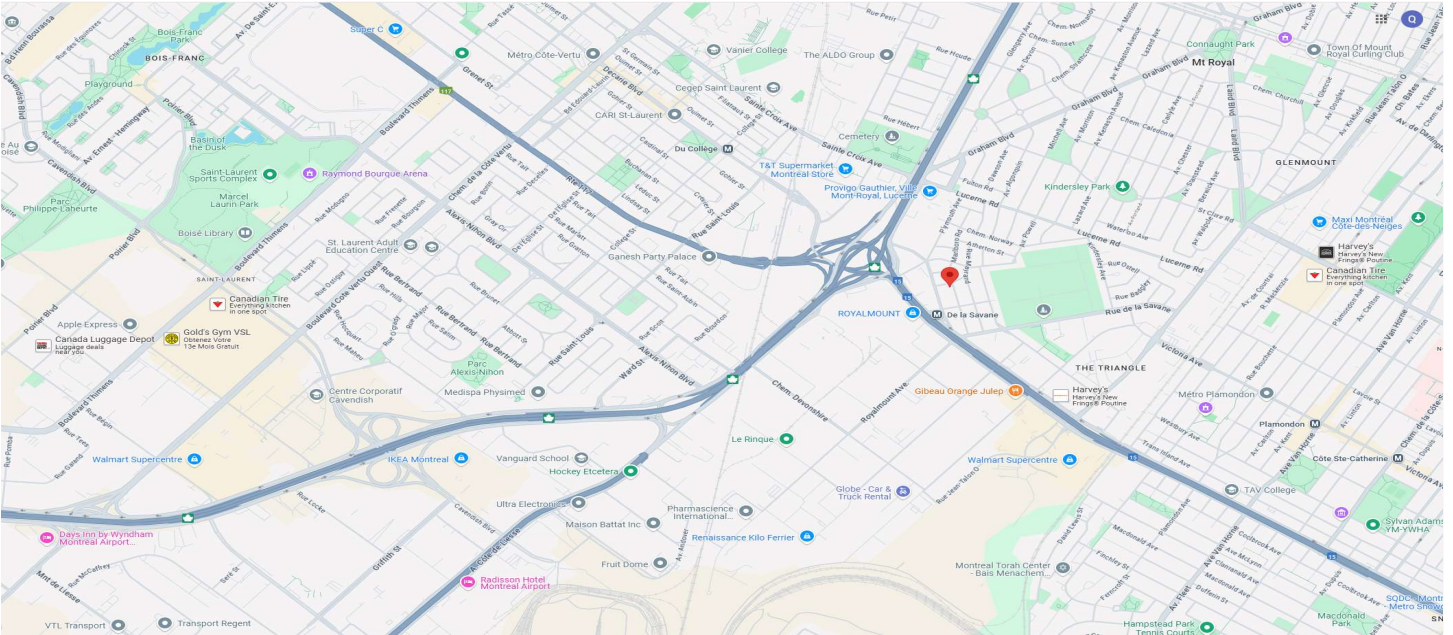
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AERIAL VIEW



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AUTOBUS | 17, 100, 368., 371, 382, 460, 507



STATION DE LA SAVANE

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