



BOULEVARD COUTURE
RUE DU CHAMP-D'EAU

FOR LEASE

Industrial Building

6950 Boulevard Couture
Saint-Leonard, Montreal

Germando Mazzotta
Commercial Real Estate Broker



PROPERTY DETAILS

 **AVAILABLE AREA**
61,257 SQ FT

 **DOORS**
DI: 5 | TL: 3

 **CLEAR HEIGHT**
18 FT

 **ELECTRICAL ENTRY**
600A | 600V

 **SPACE DIVISIBLE**

 **OCCUPANCY FLEXIBLE**

 **SPRINKLERS OPERATIONAL**

TOTAL AREA: ±61,257 SF

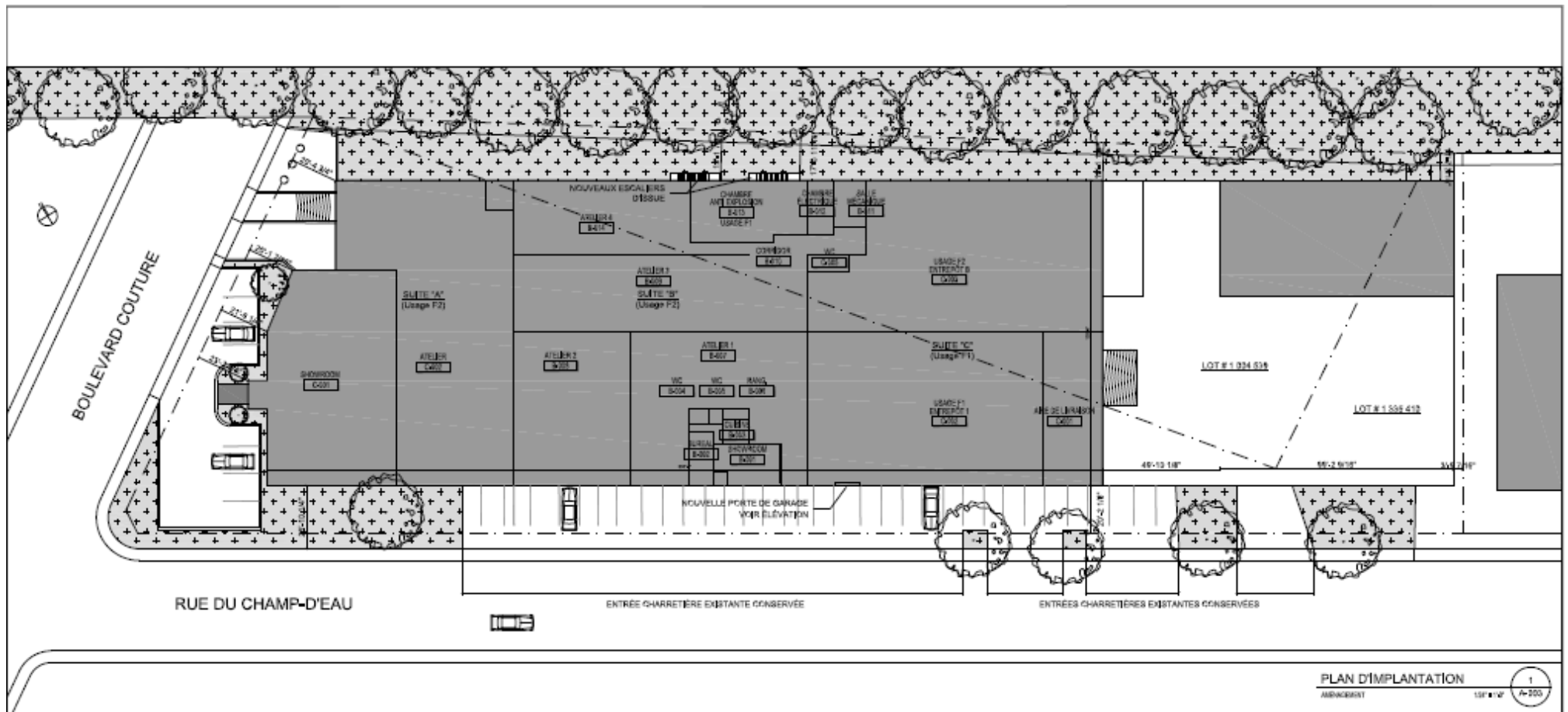
- WAREHOUSE AREA: ±40,200 SF
- OFFICE & SHOWROOM AREA: ±9,800 SF
- MEZZANINE AREA: ±11,500 SF

LAND AREA: ±90,294



ZONING
I11-20 : I1,C3,P3,P4

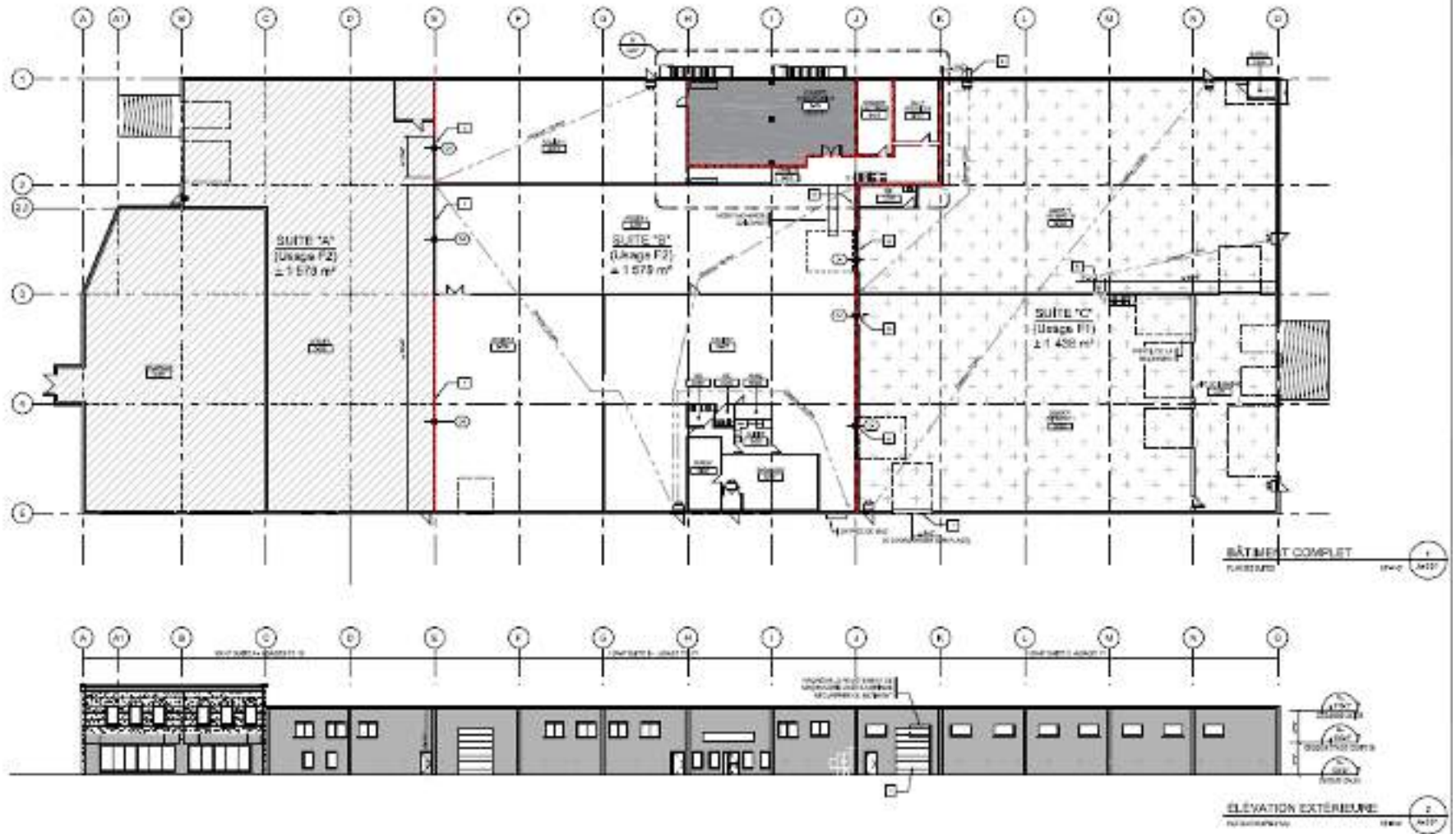
BUILDING LAYOUT



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GALLERY

AERIAL



WAREHOUSE



WAREHOUSE



SHIPPING AREA



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GALLERY

ENTRANCE



OFFICE



SHOWROOM



MEZZANINE



OFFICE



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LOCATION

TRANSPORT

 BUS
0.6 KM / 1 MIN

 TRAIN
1.7 KM / 4 MIN

 METRO
4.5 KM / 8 MIN

 PORT
7 KM / 10 MIN

 AIRPORT
17 KM / 22 MIN

HIGHWAYS

 40
1.8 KM / 4 MIN


 25
1 KM / 3 MIN

 440
6 KM / 8 MIN

GAS STATIONS

 0.9 KM
3 MIN

 1 KM
3 MIN

 1 KM
3 MIN

 1.5 KM
4 MIN

* ESTIMATIONS IN MINUTES DENOTE DRIVING TIME



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LOCATION

ATTRACTIONS



CAFE CIOCIARO: 0.6 KM / 2 MIN

A&W: 0.8 KM / 3 MIN

TIM HORTONS: 1 KM / 3 MIN

MCDONALDS: 1.5 KM / 3 MIN

JARRY SMOKED MEAT: 1.5 KM / 3 MIN

STARBUCKS: 2.5 KM / 6 MIN

CAFE MILANO: 2.5 KM / 5 MIN

GALERIE D'ANJOU: 2 KM / 4 MIN

CARREFOUR LANGELIER: 2 KM / 5 MIN

PLACE VERSAILLES: 4 KM / 6 MIN

COSTCO: 0.6 KM / 3 MIN

METRO: 0.6 KM / 3 MIN

IGA: 1.7 KM / 4 MIN

MAXI: 2 KM / 5 MIN

MAYRAND: 1.3 KM / 4 MIN

WALMART: 2 KM / 5 MIN

CANADIAN TIRE: 2 KM / 5 MIN

SCOTIA BANK: 0.75 KM / 2 MIN

CIBC: 0.9 KM / 3 MIN

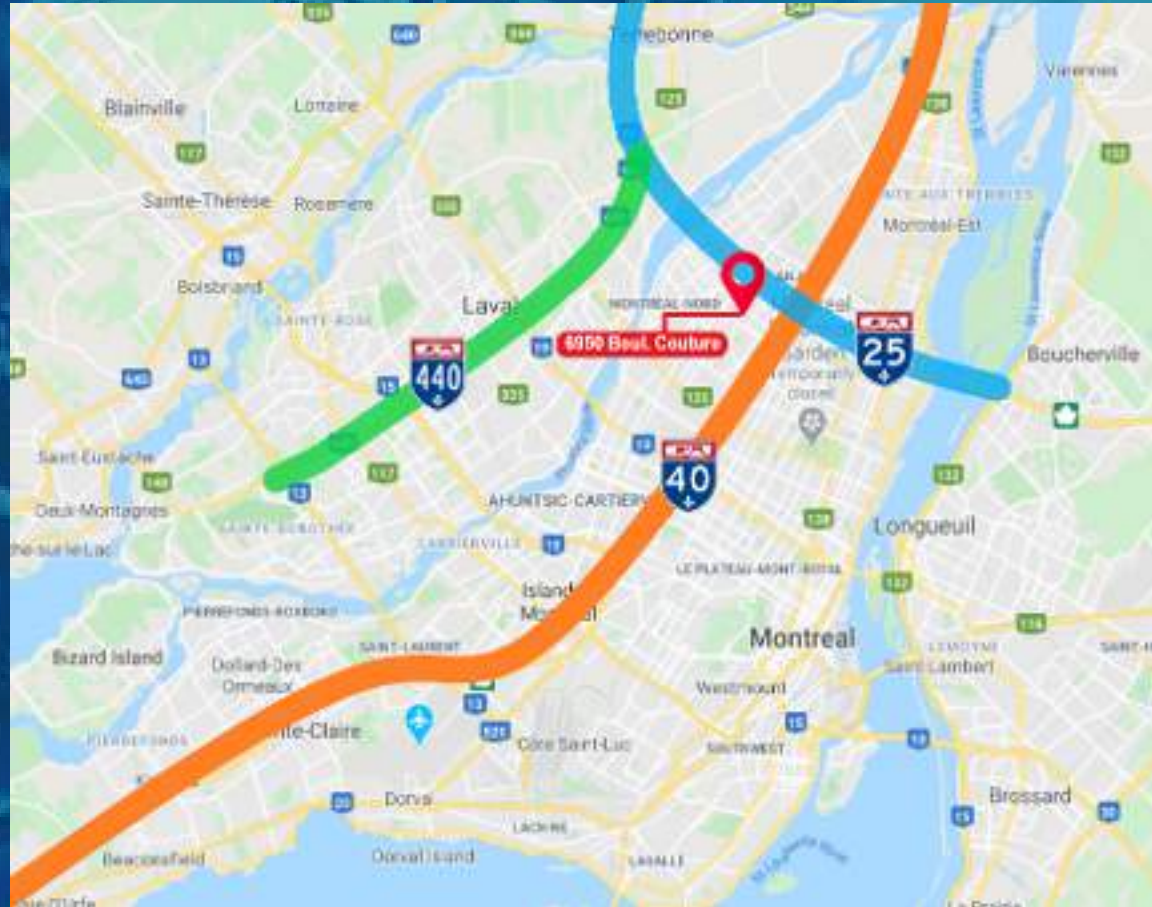
RBC: 1.5 KM / 4 MIN

TD: 2 KM / 5 MIN

BMO: 2 KM / 5 MIN

BDC: 2 KM / 5 MIN

DESJARDINS: 2 KM / 6 MIN



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FOR LEASE

CONTACT

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