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# 3695

des Laurentides, Laval, QC



*Tailored-for-you industrial & office space  
with exceptional brand visibility*

UP TO 132,665 sq. ft. | INDUSTRIAL/OFFICE SPACE FOR LEASE



# Highlights



## EXCEPTIONAL BRAND VISIBILITY

This versatile industrial and office space provides prominent brand visibility and accessibility due to its frontage on Highway 15.



## SPACES TAILORED FOR YOU

Combining industrial and office, these spaces can be adapted and divided to meet the needs of your business.



## STRATEGIC AMENITIES

8 truck-level docks, a drive-in door, electrical entry of 2,000 amps, clear heights of up to 28 feet, and more - this spacious property provides many features to support your operations.

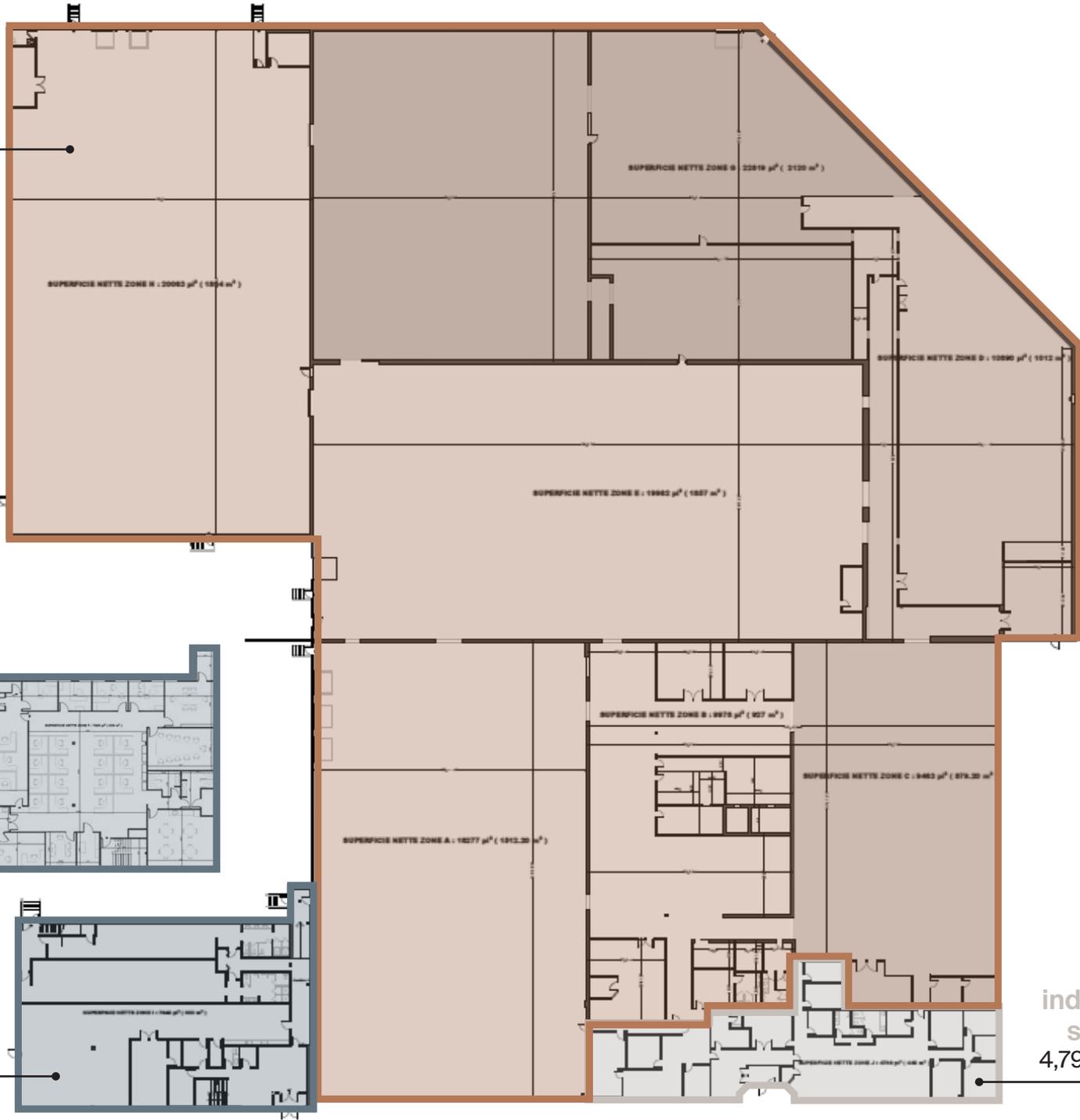


<b>Leasable area</b>	132,665 sq. ft.	<b>Drive-in door</b>	1
<b>Site area</b>	294,251 sq. ft.	<b>Truck-level docks</b>	8 (with levelers)
<b>Building type</b>	Industrial (113,740 sq. ft.) & office (18,925 sq. ft.)	<b>Electrical entry</b>	2,000 amps   600 volts
		<b>Sprinklers</b>	Yes
<b>Parking</b>	<ul style="list-style-type: none"> <li>• 213 exterior parking stalls (including 5 accessible stalls)</li> <li>• Trailer parking</li> <li>• Ample room for truck manoeuvring</li> </ul>	<b>Warehouse clear height</b>	15 - 28 feet
		<b>Lighting</b>	LED
		<b>Year built</b>	1973, renovated in 2019
<b>Availability</b>	Immediate	<b>Zoning</b>	ZI.1-4822*

\*Artisanal and light industrial uses; warehousing, distribution centers, and wholesale trade; automobile-related businesses and services (retail sale of new vehicle parts, repairs, car washes, replacements of parts, automotive treatments, etc.); urban agriculture.

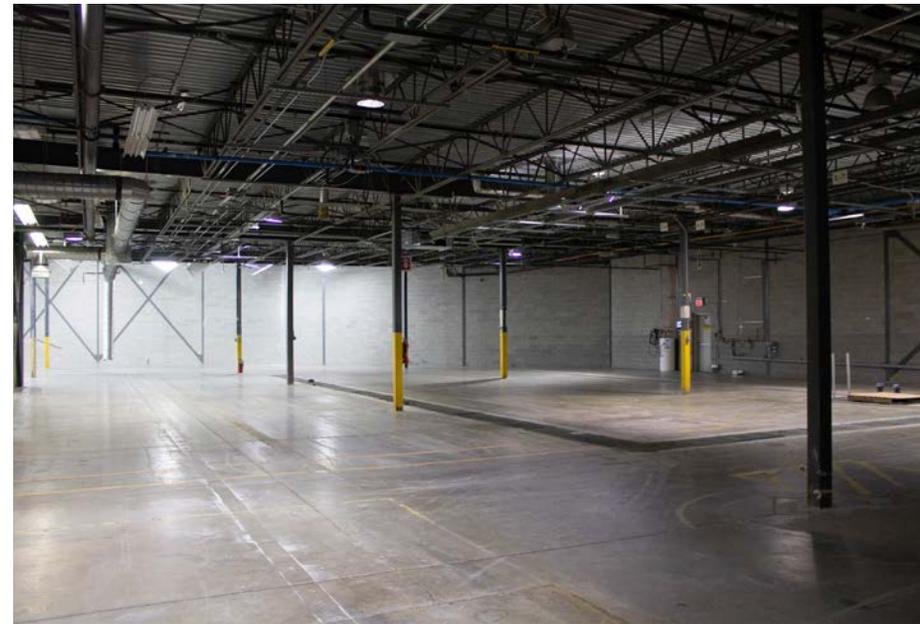
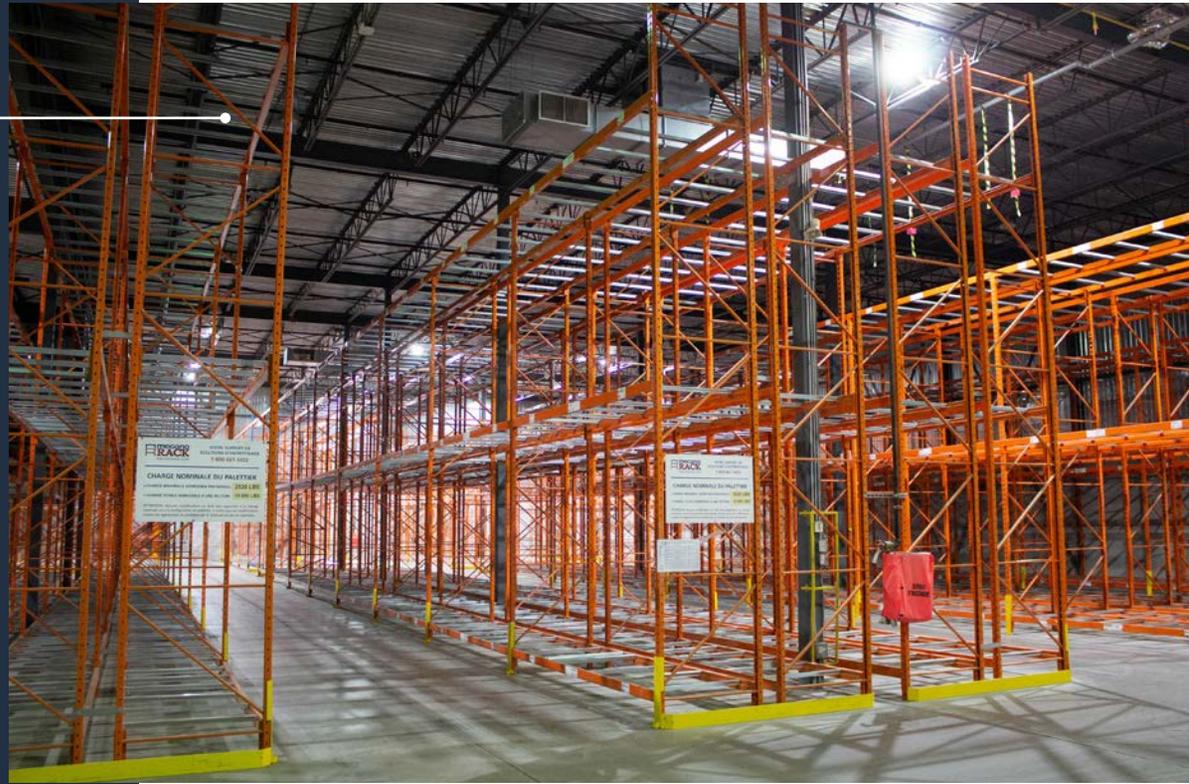
# Floorplan

**Industrial**  
 Up to 113,740 sq. ft.  
 + 4,790 sq. ft. of  
 adjacent office space



INDUSTRIAL: UP TO 113,740 sq. ft.

This *spacious & versatile warehouse* is well-equipped with *8 truck-level docks*, a drive-in door, trailer parking and *clear heights of up to 28 feet*.



# INDUSTRIAL (CONT'D)

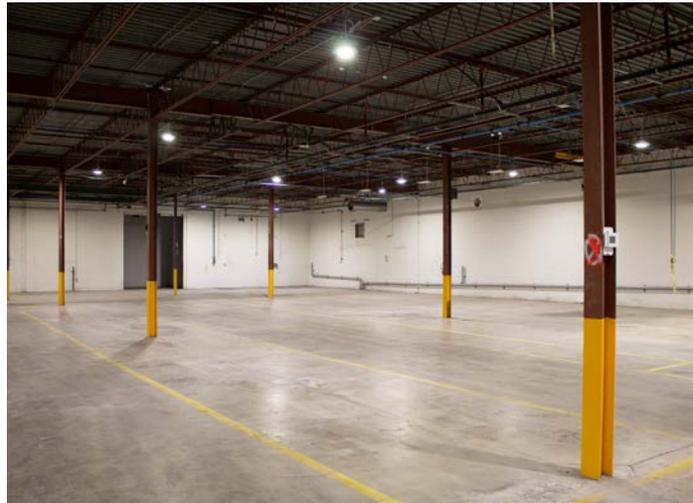
Office within industrial section



Truck-level docks



Clear heights up to 28 feet



OFFICE: 14,135 sq. ft.

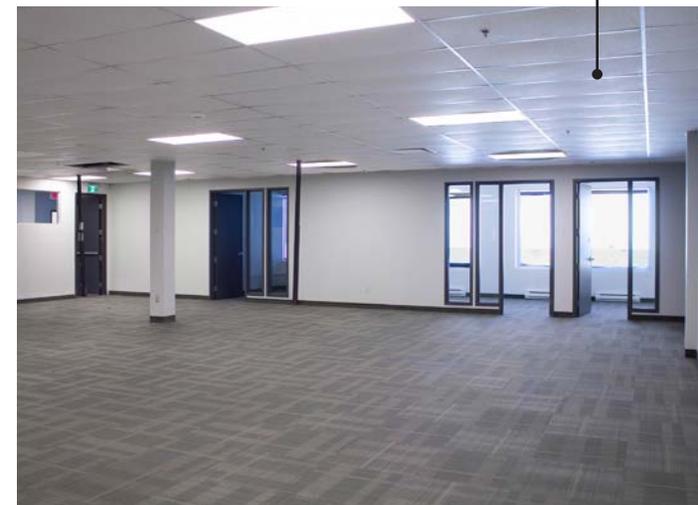
Two floors of *bright, flexible office space*, combining open-concept work areas, private offices, bright conference rooms and more.



Separate entrance with reception area



Private office suites



With frontage on Highway 15, 3695 des Laurentides provides *exceptional brand visibility* and accessibility.



EASILY ACCESSIBLE VIA  
HIGHWAYS 15 & 440



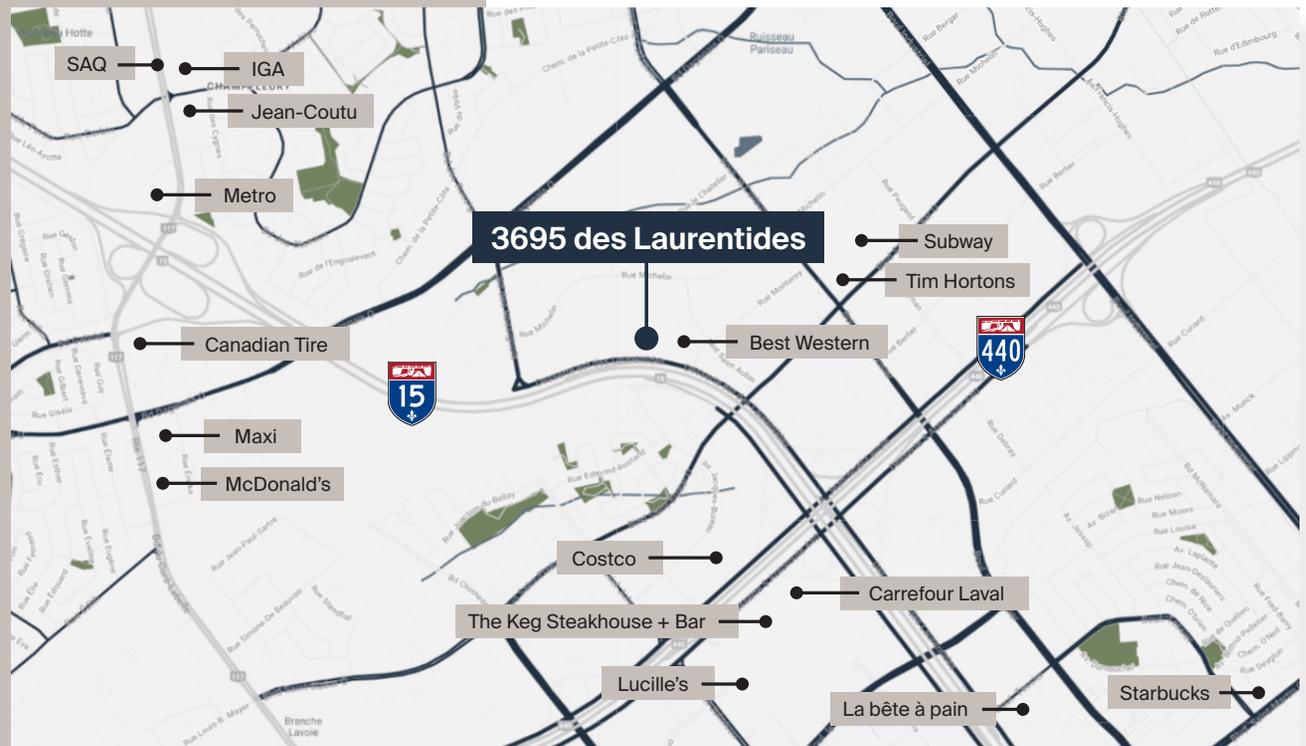
REACHABLE VIA  
PUBLIC TRANSIT

Busses 63, 76, 37 & 65 stop  
only a 10-minute walk away



IN PROXIMITY TO AMENITIES

10-minute drive to several amenities  
including restaurants, shopping  
malls, hotels & more.





Let us help you build  
the environment that  
*fits your vision.*

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