

2425

Pitfield Boulevard, Saint-Laurent, QC



*Move-in ready single tenant opportunity
with prominent brand visibility*

65,625 sq. ft. | OFFICE/INDUSTRIAL SPACE FOR LEASE



Highlights



PROMINENT BRAND VISIBILITY

This single-tenant opportunity provides prominent brand visibility and accessibility due to its frontage off of Highway 13.



OFFICE SPACE

Two storeys of bright and functional office space, featuring private office suites, open workstations, conference rooms, a kitchen with rooftop terrasse, and more.



INDUSTRIAL SPACE

Equipped with 4 drive-in doors, including 1 wide door, and 1 truck-level dock.



A VERSATILE OPPORTUNITY

This flexible space can be used as is with an office/industrial build-out, or be adapted to suit your needs.

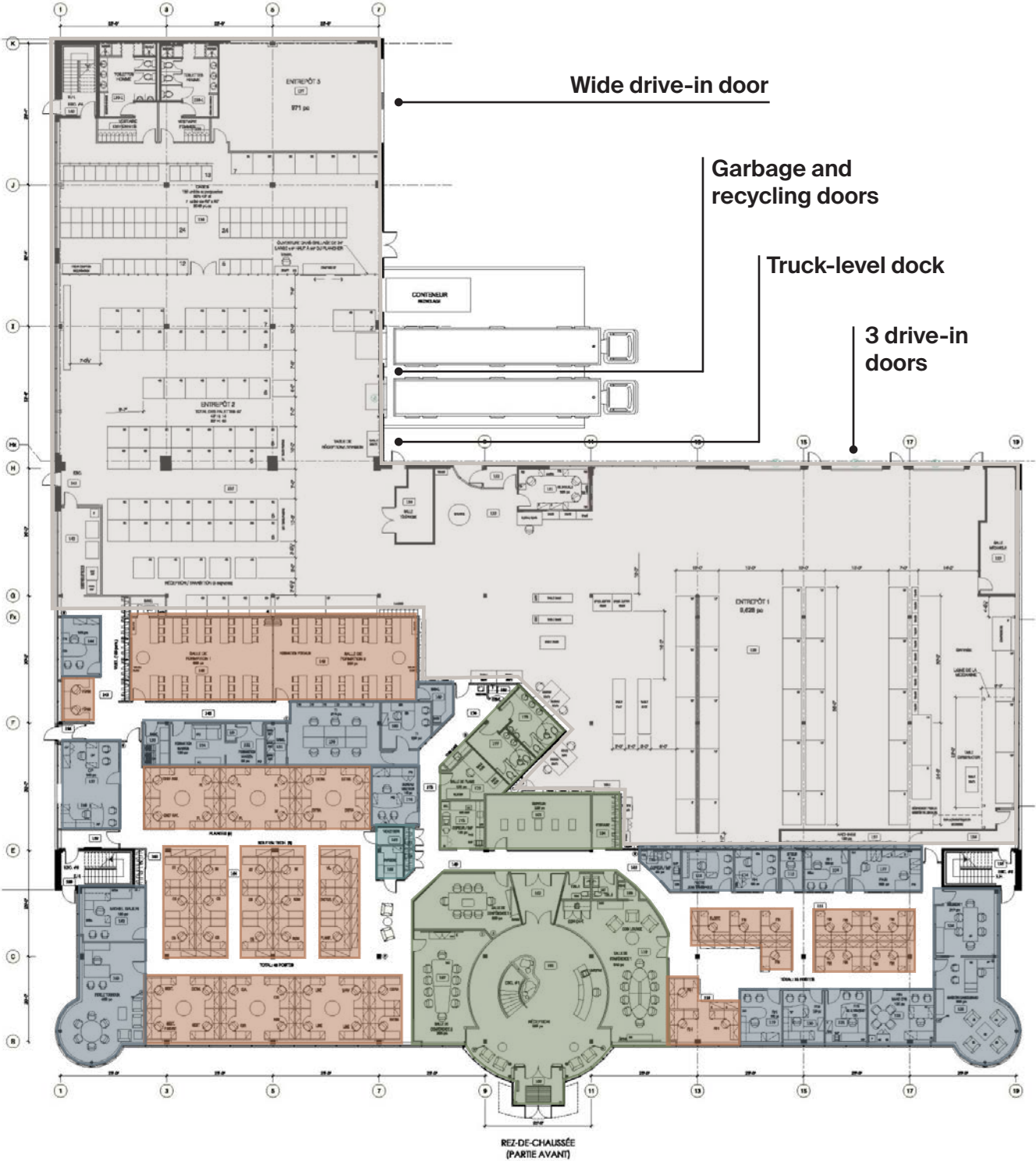


Square footage	65,625 sq. ft.	Drive-in doors	4, including 1 wide door
Floor plate	32,500 sq. ft.	Truck-level dock	1
Building type	Office and industrial	Garbage and recycling doors	2
Parking	± 226 exterior parking stalls	Warehouse clear height	16.2 feet
Year built	1988, renovated in 2016	Electrical entry	2,000 amps
Zoning	B06-002	Sprinklers	Yes
Availability	April 1 st , 2026		

Floorplan

1ST FLOOR

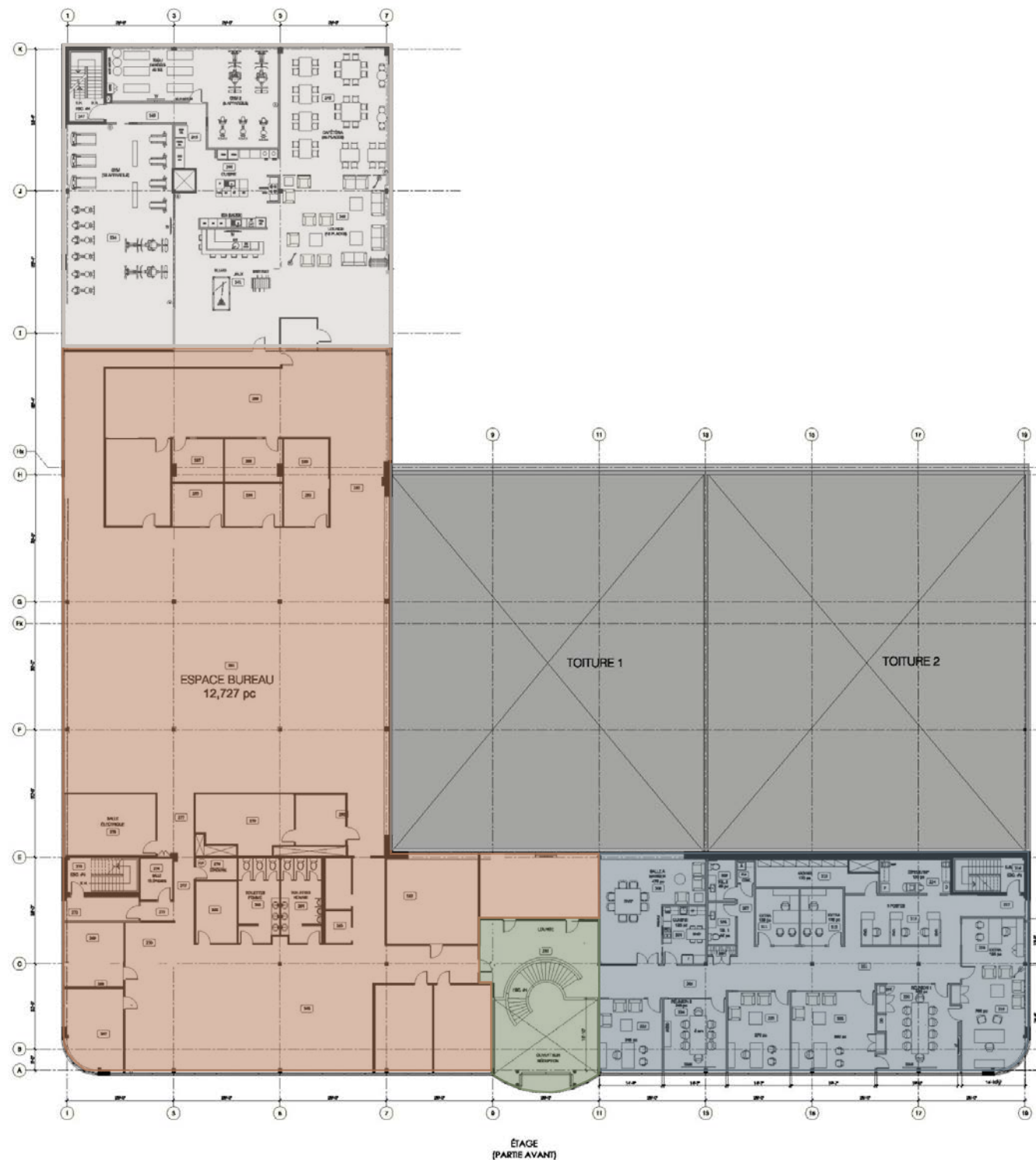
- Industrial component
- High-density open workstations
- Private office suites
- Reception area, conference rooms & copy rooms



Floorplan

2ND FLOOR

- Multifunctional recreational space: gym, cafeteria, kitchen, and lounge
- High-density open workstations
- Executive wing: private office suites, meeting rooms, kitchen and dining room
- Reception area

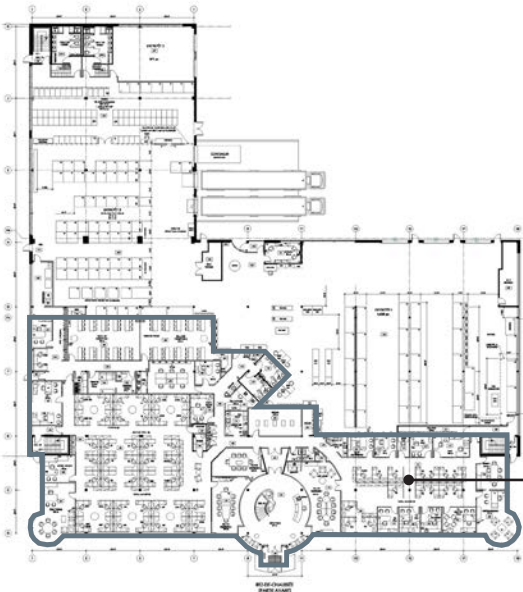


OFFICE COMPONENT

Two floors of *versatile and elegant office space*, combining open workstations, private office suites, bright conference rooms and more.



OFFICE (1ST FLOOR)



Office



Spacious and bright open workstations



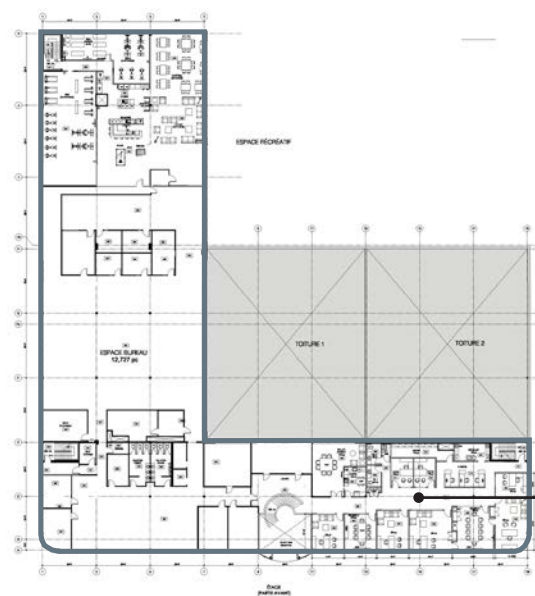
Executive office suites



Closed conference rooms



OFFICE (2ND FLOOR)



Office



Spacious and bright open workstations



Executive office suites



Gym



INDUSTRIAL COMPONENT

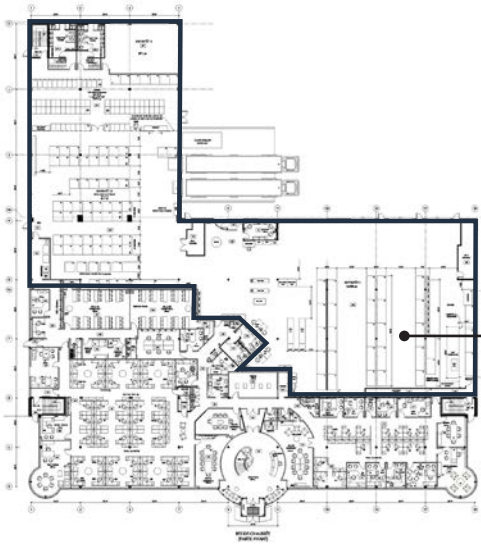
The warehouse provides *flexibility for your business activities*, with drive-in doors and a truck-level loading dock.



Drive-in doors



INDUSTRIAL COMPONENT



Industrial



Drive-in
doors



Fully equipped bathrooms
with showers



2425 Pitfield provides
prominent brand visibility
and accessibility due to its
frontage off of Highway 13.



**EASILY ACCESSIBLE VIA
HIGHWAYS 40 & 13**



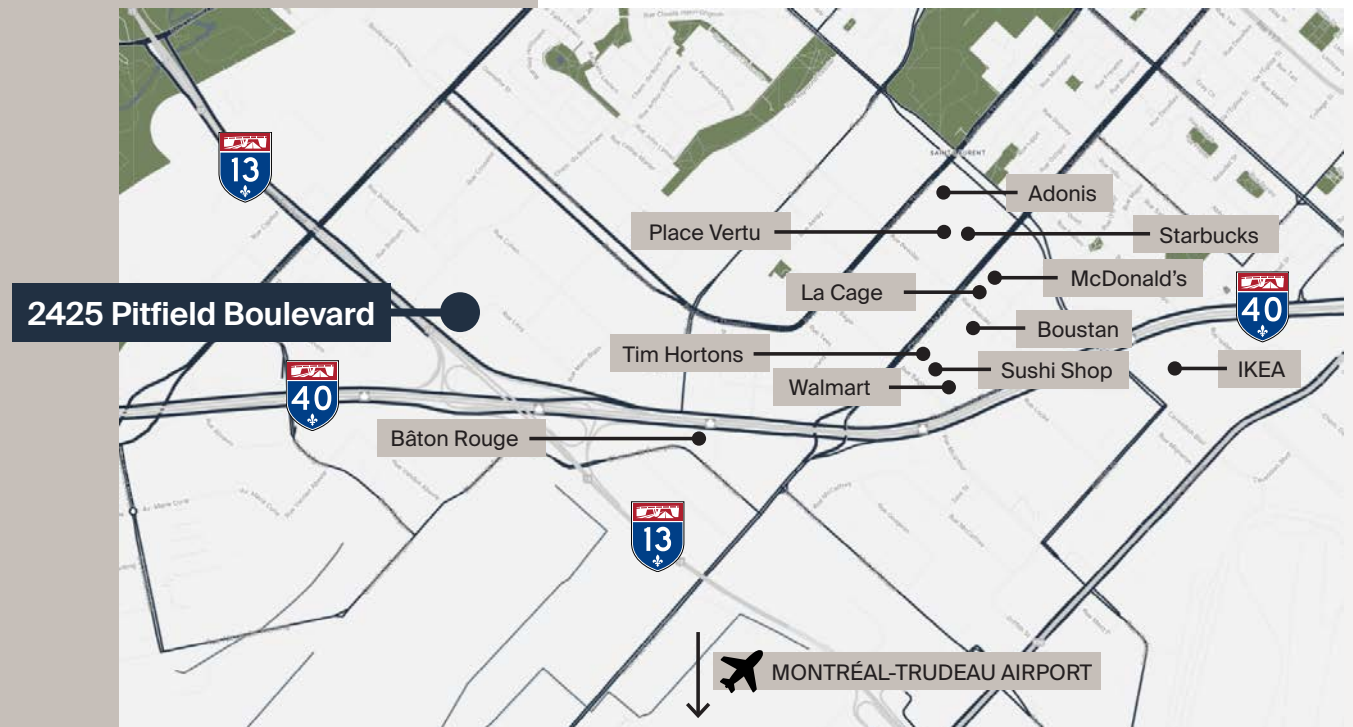
**REACHABLE VIA
PUBLIC TRANSIT**

Busses 70 & 213 stop only
a 5-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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