

9900 Irénée-Vachon Street, Mirabel, QC | 176,819 square feet



31.9 FEET

Clear height
(under beam)



8 LOADING DOCKS

With levelers



ENERGY-EFFICIENT PROPERTY

Featuring LED-controlled lighting
& high-performance thermal insulation

Total land area	16.5 acres (approximately 720,000 sq. ft.)
Electrical entry	4,000 amps
Compressed air	150 HP capacity Kaeser compressor in mechanical room
Loading docks	8 loading docks with 35,000 pound levelers 1 waste container door 1 floor-level garage door - Concrete slab over the entire width of the docks
Security	- Cameras around the building and in the parking lot - Access control barrier for truck access to the docks - Parking gatehouses provided at the entrance of the site
Parking	295 parking spots 8 EV charging stations
Industrial Office	176,819 sq. ft. of industrial space - Approximately 22,615 sq. ft. of office/cafeteria space, built out over 2 floors
Year built	2022
Building class	A



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