
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.



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

Office

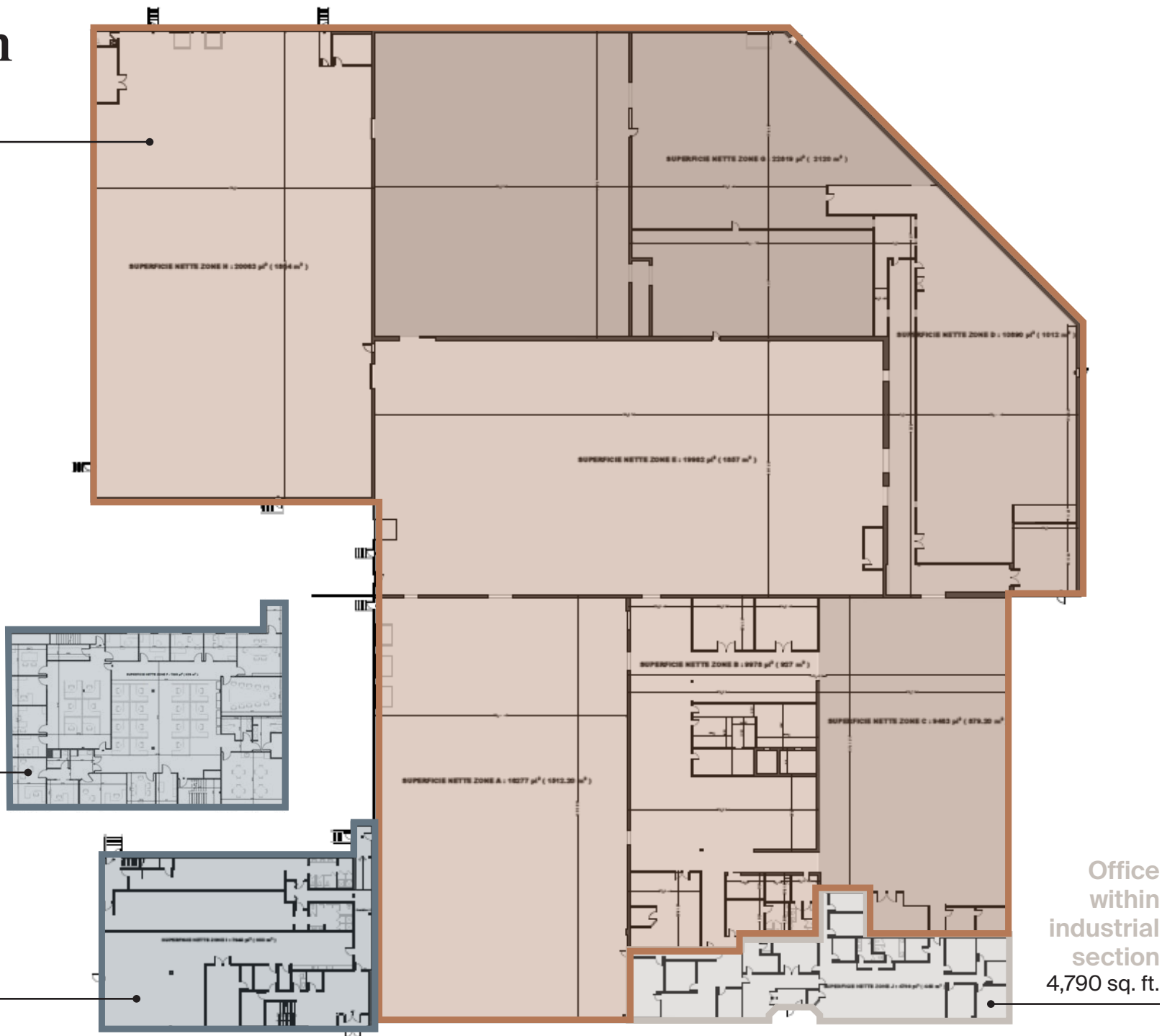
14,135 sq. ft.

2nd floor

7,090 sq. ft.

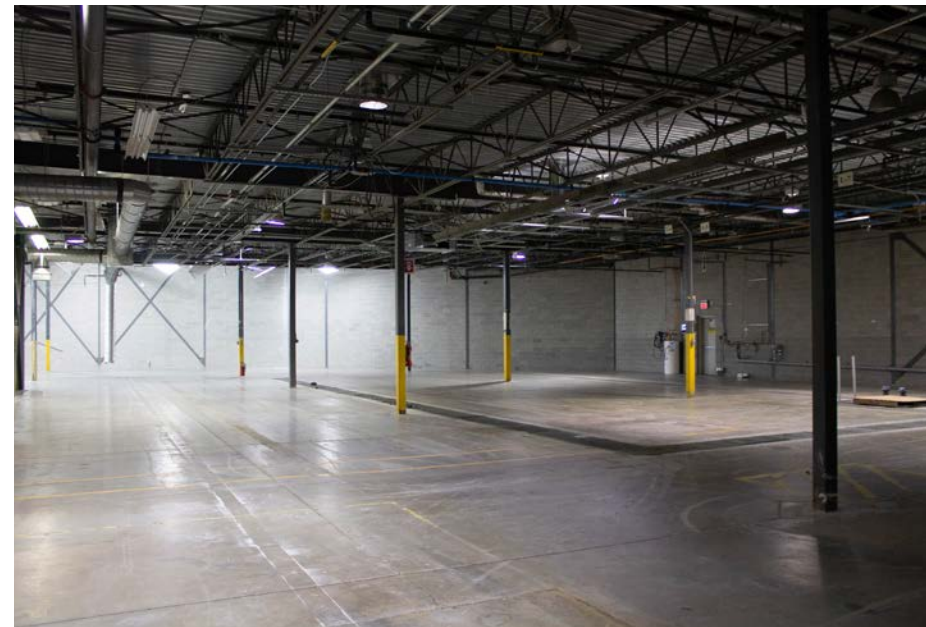
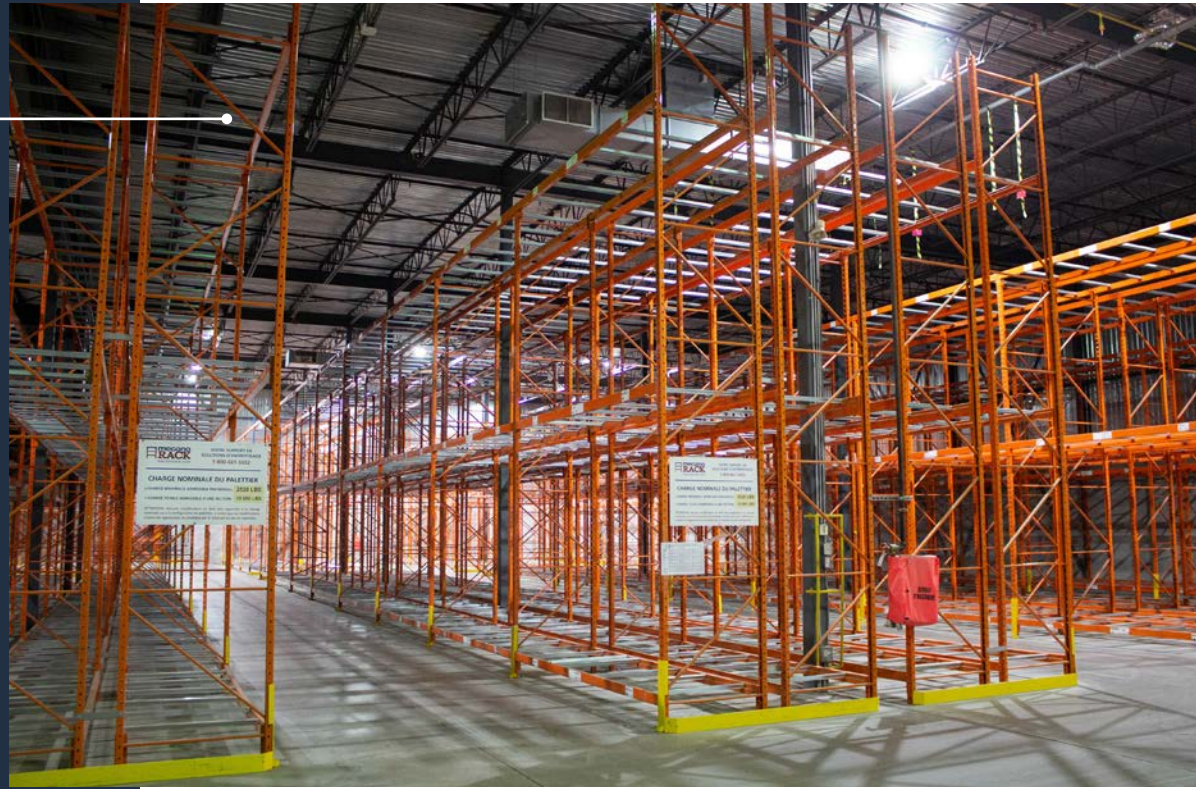
1st floor

7,045 sq. ft.



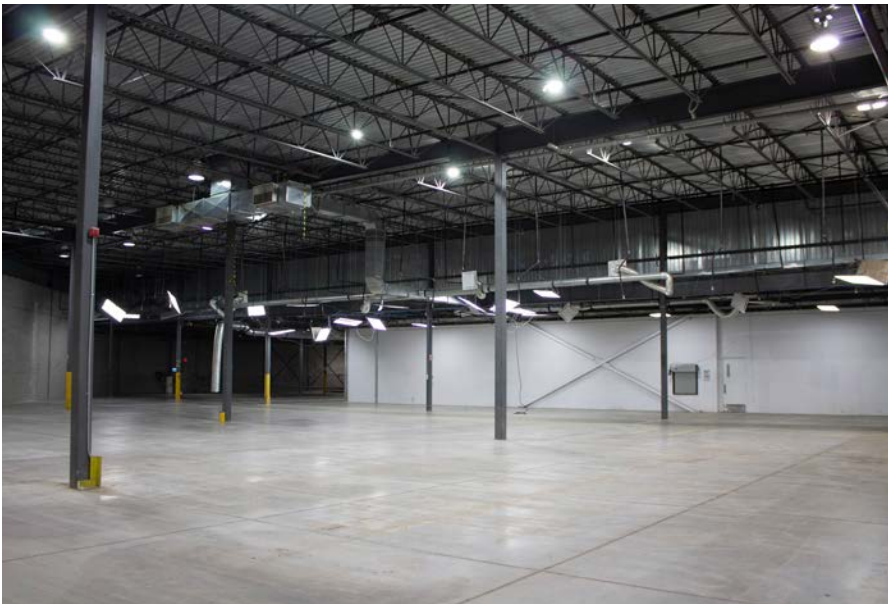
INDUSTRIAL: UP TO 113,740 sq. ft.

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*.

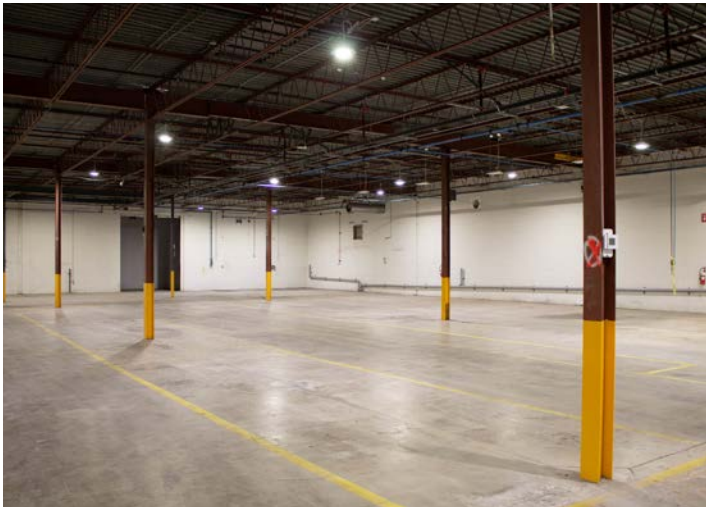


INDUSTRIAL (CONT'D)

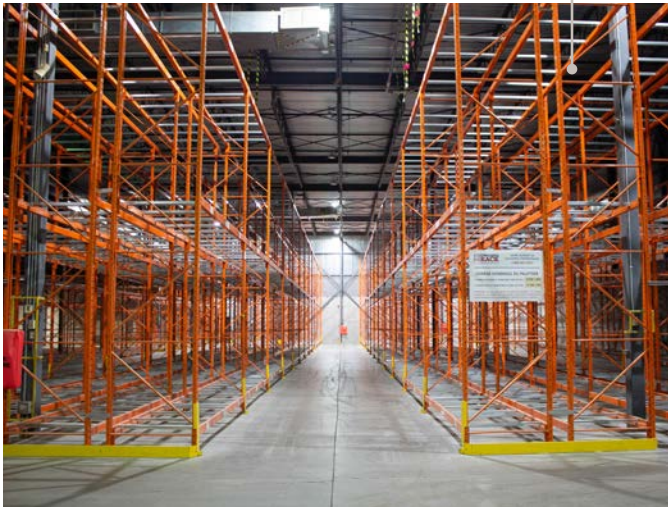
Office within industrial section



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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