3695

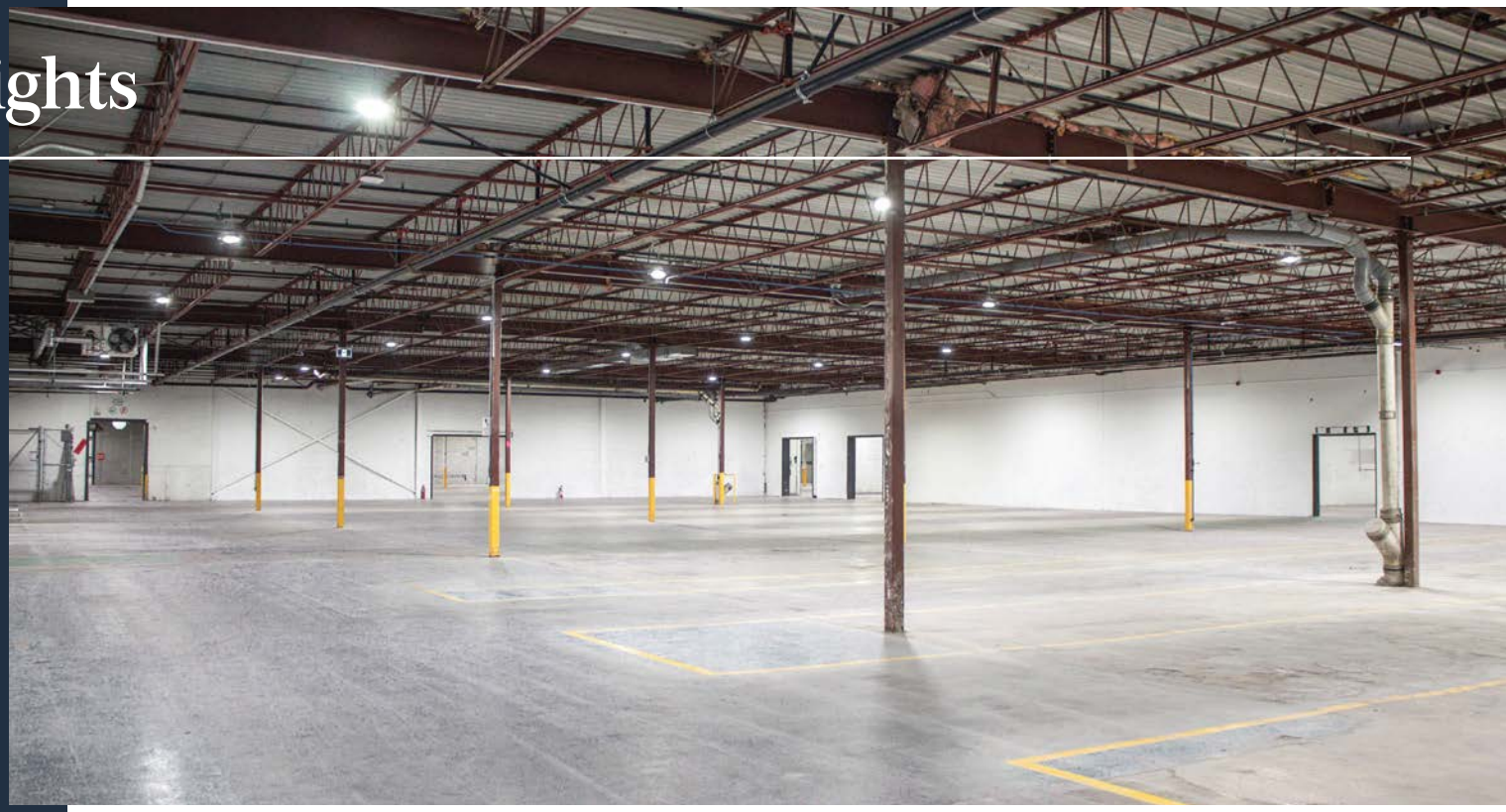
des Laurentides, Laval, QC

Versatile industrial & office space with exceptional brand visibility

30,845 to 132,665 sq. ft. | INDUSTRIAL/OFFICE SPACE FOR LEASE

BTB

Property Highlights



EXCEPTIONAL BRAND VISIBILITY

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

SPACES TAILORED FOR YOU

With its current build-out combining industrial and office, these spaces can be adapted and divided to meet the needs of your business.

STRATEGIC AMENITIES

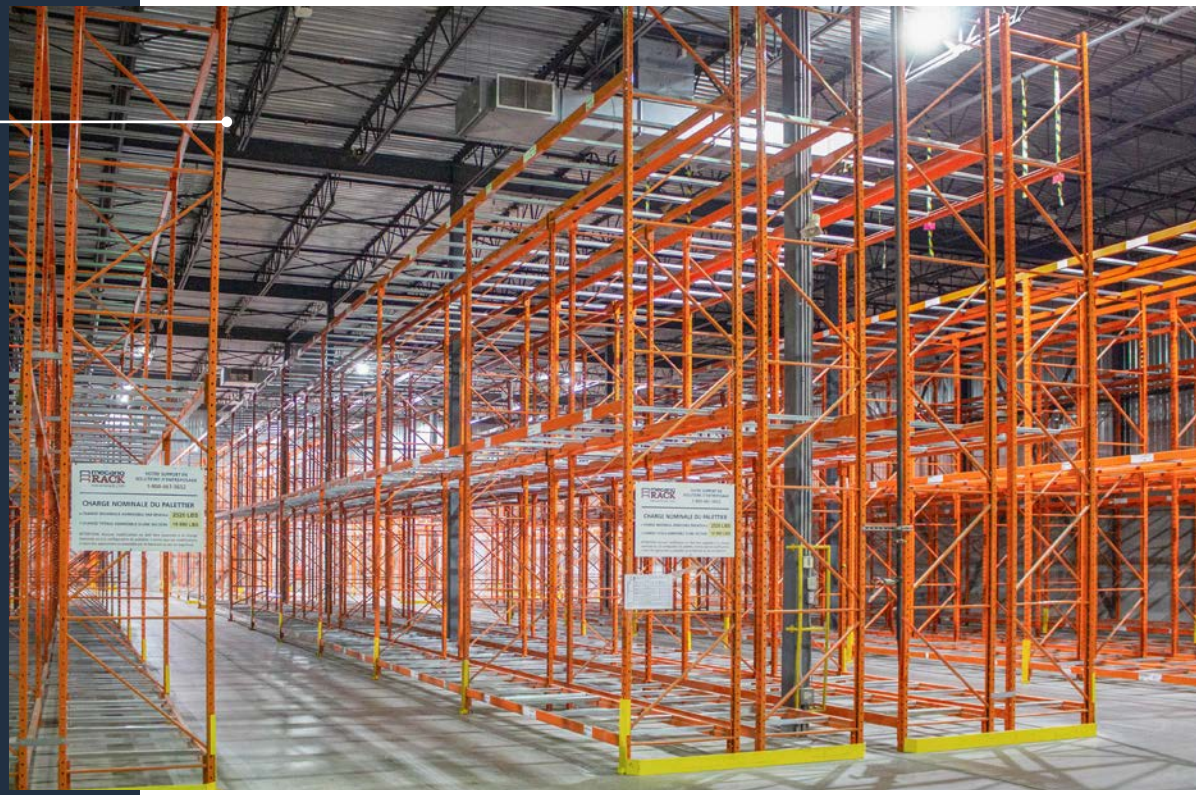
8 truck-level docks, a drive-in door, electrical entry of 2,000 amps, clear heights of up to 28 feet, and more - this spacious property provides many features to support your operations.

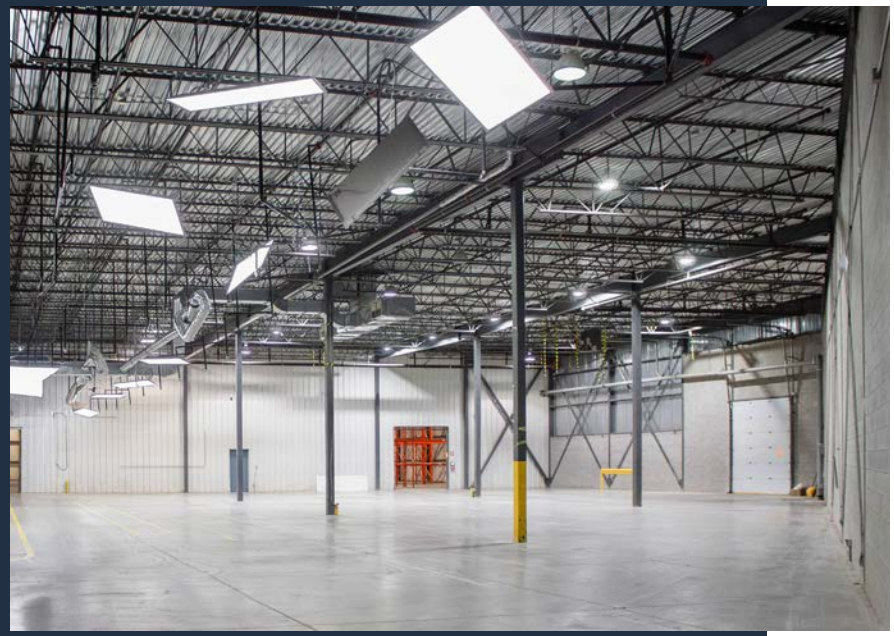
Leasable area	132,665 sq. ft.	**Drive-in door**	1
Site area	294,251 sq. ft.	**Truck-level docks**	8 (with levelers)
Building type	Industrial (113,740 sq. ft.) & office (18,925 sq. ft.)	**Electrical entry**	2,000 amps | 600 volts
		Sprinklers	Yes
Parking	• 213 exterior parking stalls (incl. 5 accessible stalls) • Trailer parking • Ample room for truck manoeuvring	**Warehouse clear height**	15 - 28 feet
		Column spans	33’ x 25’
Availability	Immediate	**Lighting**	LED
Zoning	ZI.1-4822*	**Year built**	1973, renovated in 2019

*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.

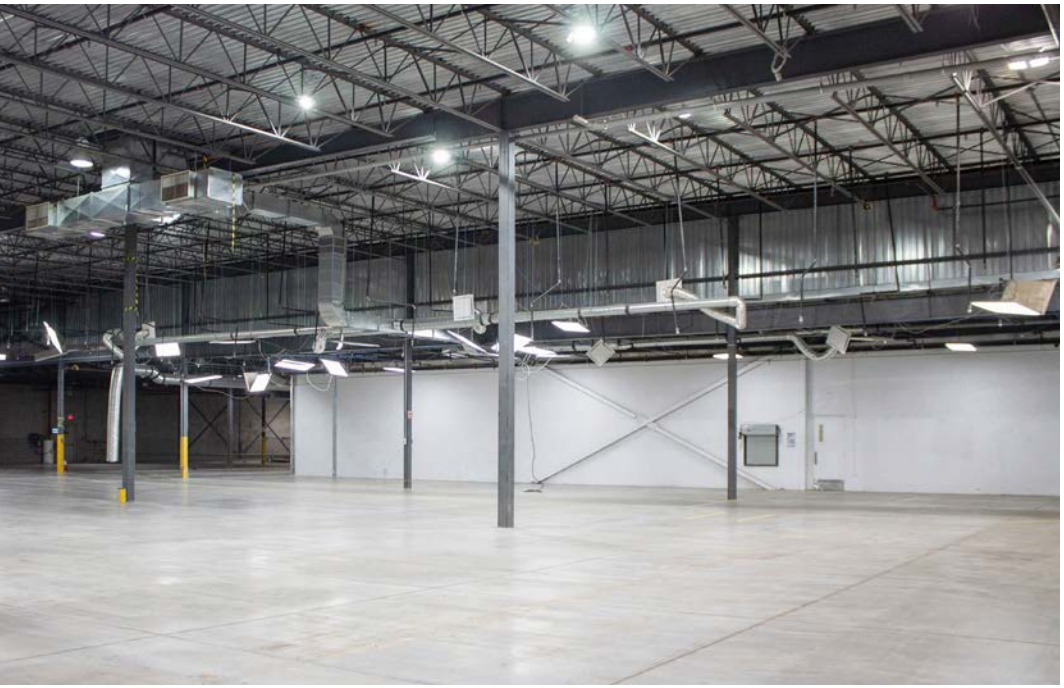
INDUSTRIAL SECTION

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.*





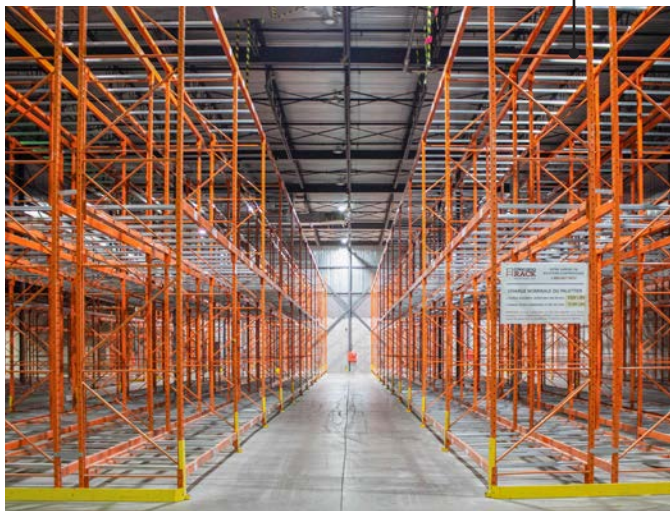
INDUSTRIAL SECTION



Truck-level docks

Opportunity for high-visibility signage

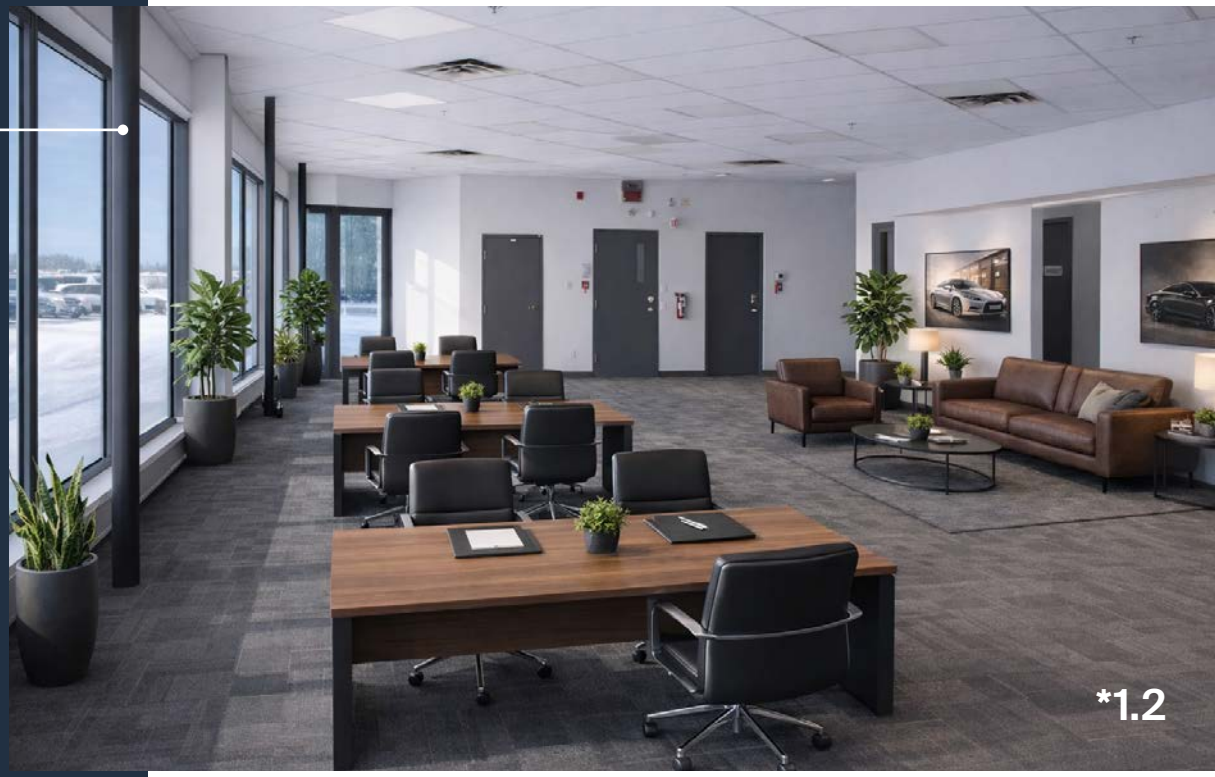
Clear heights up to 28 feet



*Virtually staged for illustrative purposes only. See Annex for full disclaimer and as-is photos.

OFFICE SECTION

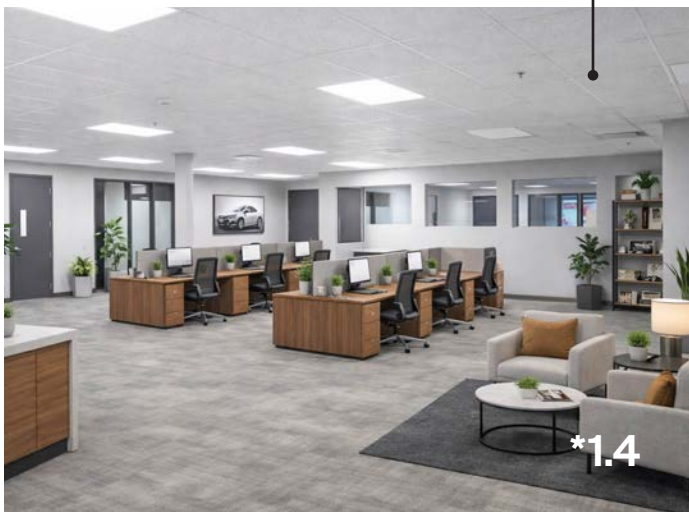
Two floors of ***bright, flexible office space,*** combining open-concept work areas, private offices, bright conference rooms and more.



Separate entrance with reception area

Private office suites

Open-concept work areas

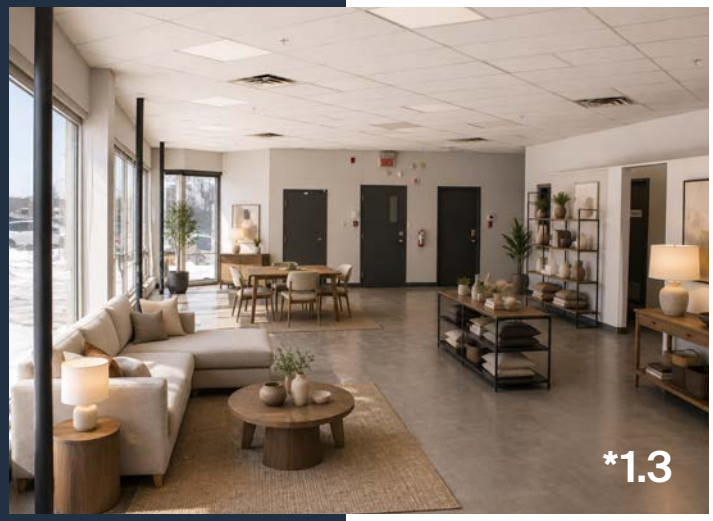


*Virtually staged for illustrative purposes only. See Annex for full disclaimer and as-is photos.

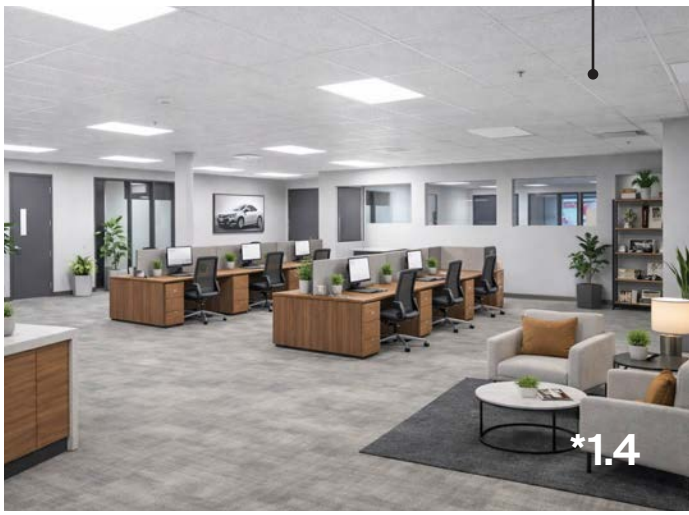
RETAIL USE

Flex space with the opportunity for a *spacious retail showroom* and a second floor for employee offices.

Client entrance with reception area



Second-floor office space



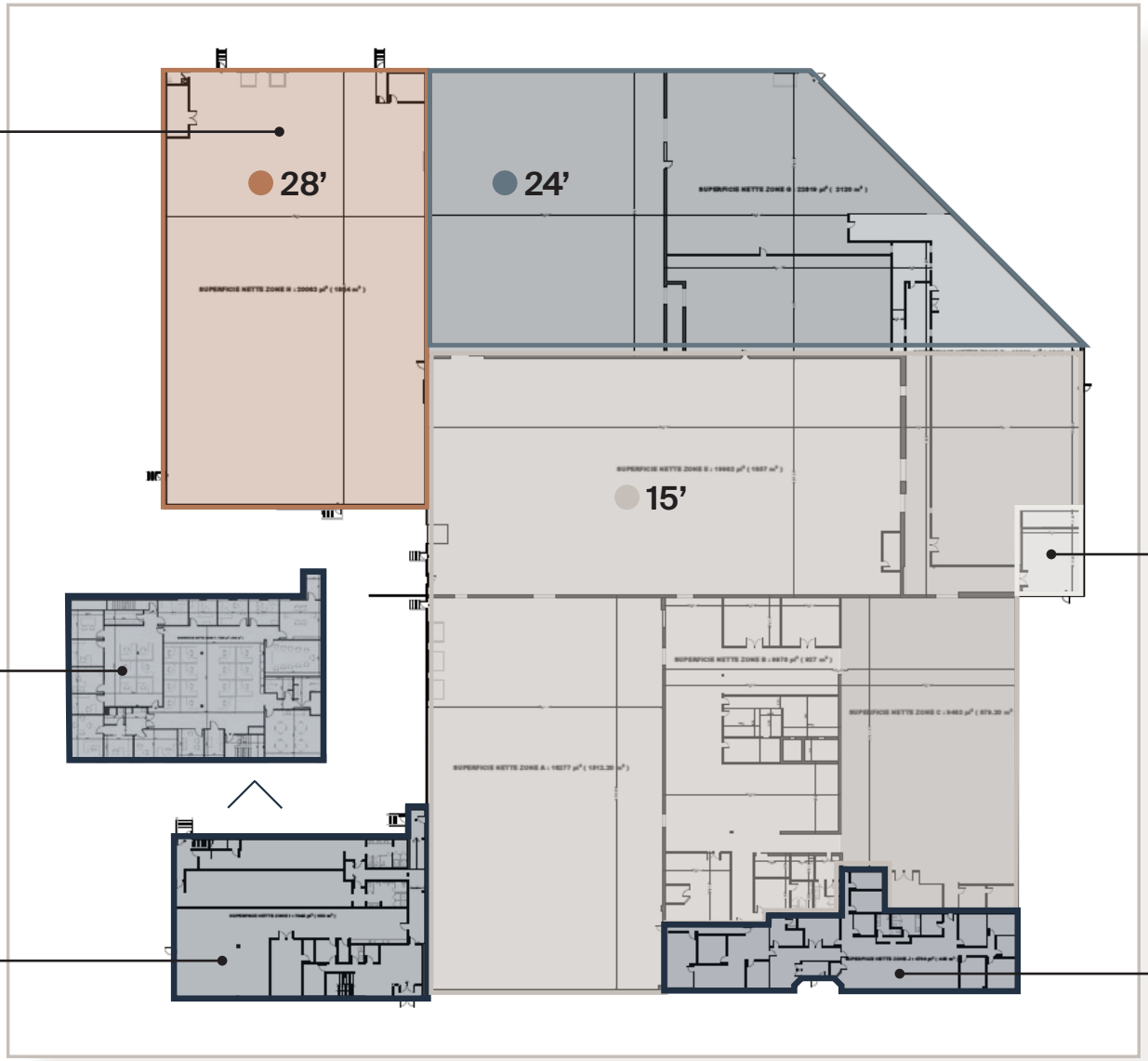
*Virtually staged for illustrative purposes only. See Annex for full disclaimer and as-is photos.

Floorplan | Option for single-tenant occupancy | 132,665 sq. ft.

Industrial | 113,740 sq. ft.
Clear heights from 15'-28'

Office | 14,135 sq. ft.
2nd floor | 7,090 sq. ft.

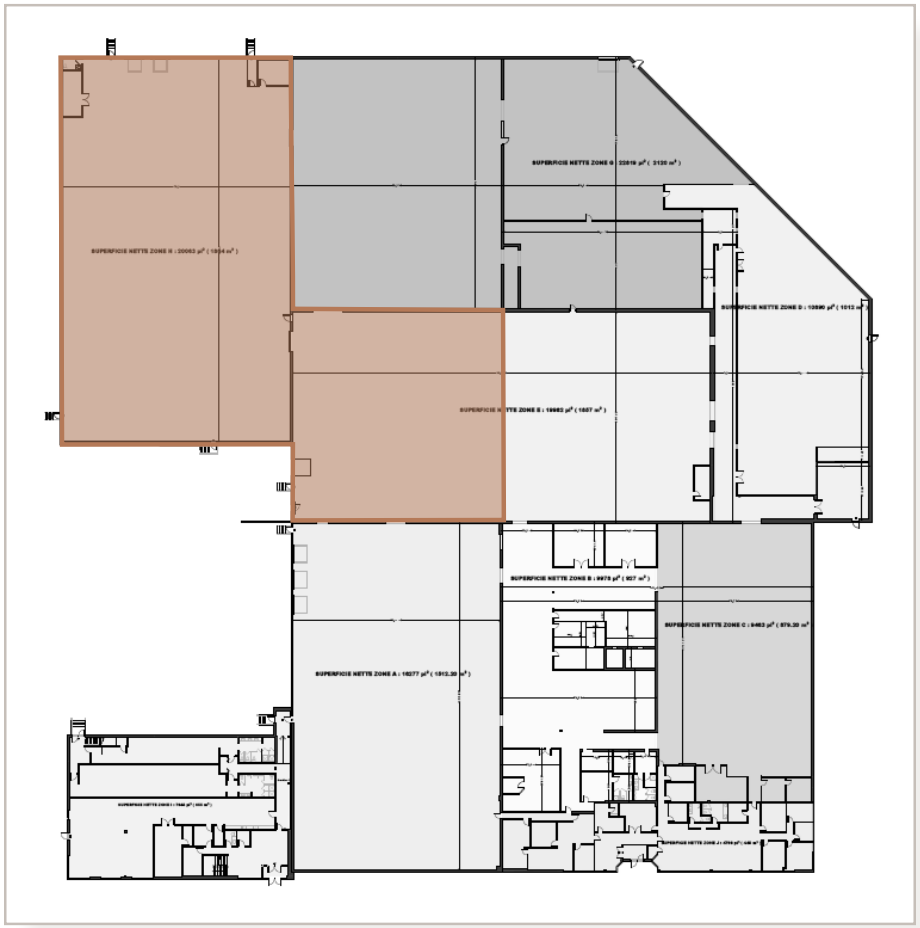
1st floor | 7,045 sq. ft.



Office
4,790 sq. ft.

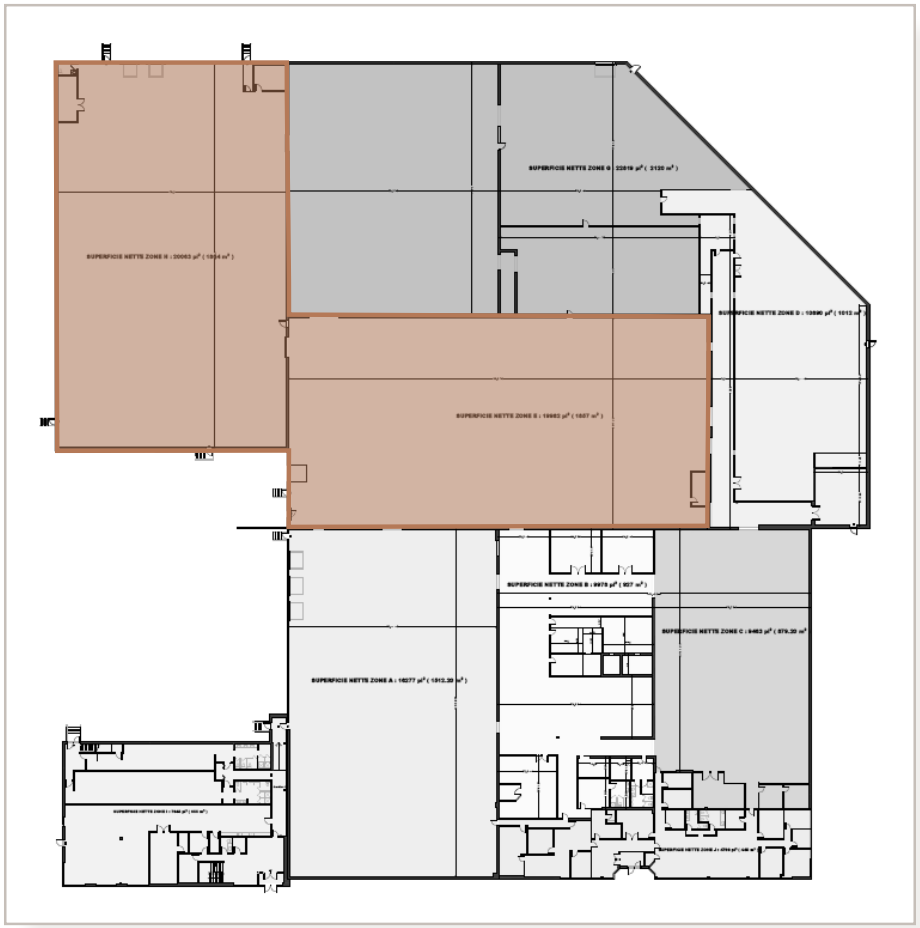
Floorplans | Industrial

Option 1 | 30,845 sq. ft.



Clear height	**28'** (20,063 sq. ft.) **15'** (10,782 sq. ft.)
Truck-level docks	3

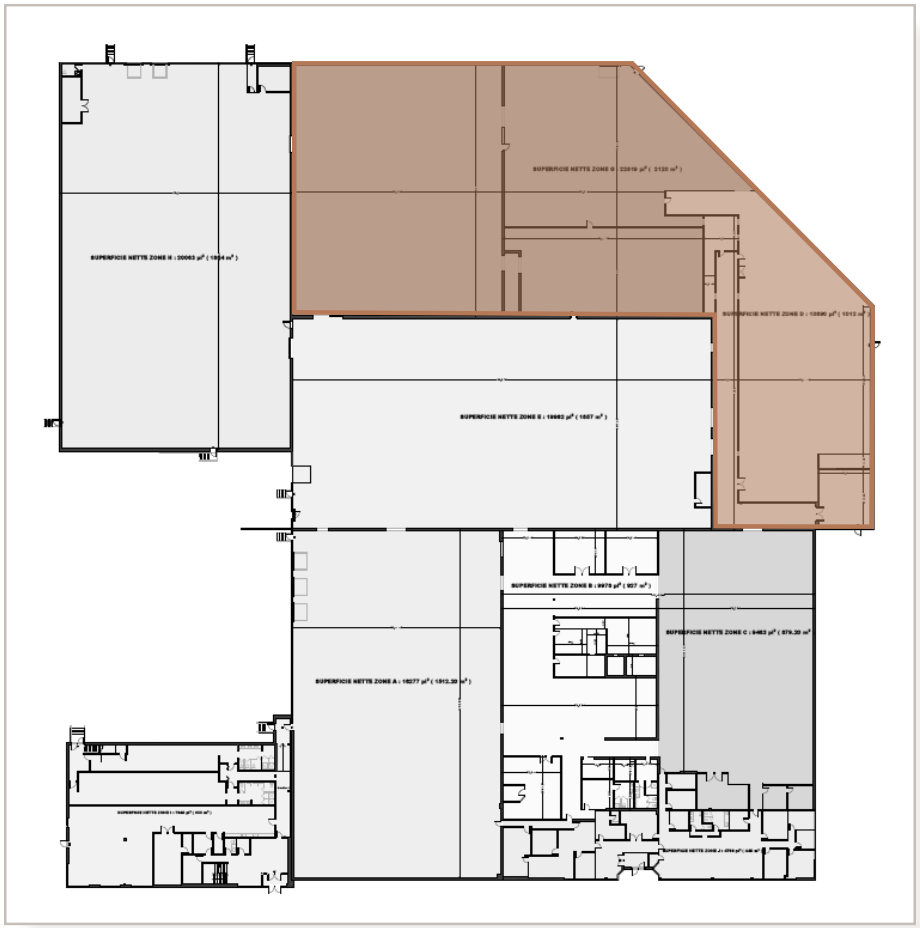
Option 2 | 41,133 sq. ft.



Clear height	**28'** (20,063 sq. ft.) **15'** (21,070 sq. ft.)
Truck-level docks	3

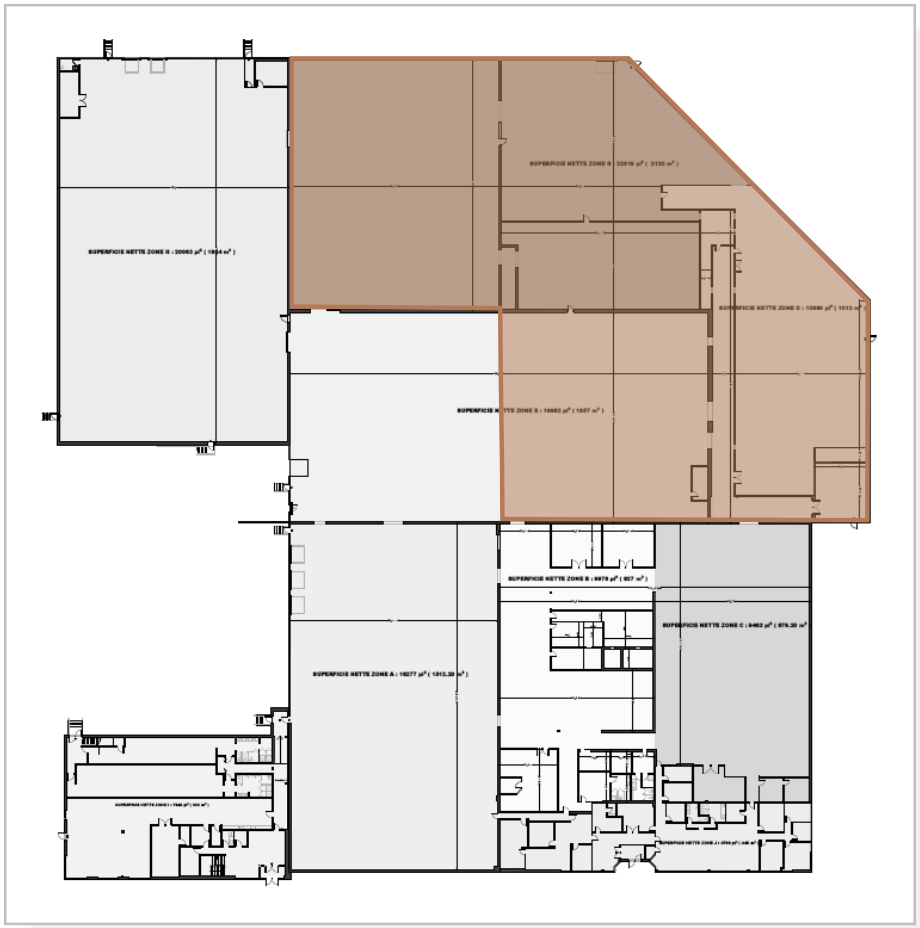
Floorplans | Industrial

Option 3 | 35,048 sq. ft.



Clear height	**24'** (~27,000 sq. ft.) **15'** (~8,000 sq. ft.)
Drive-in door	1

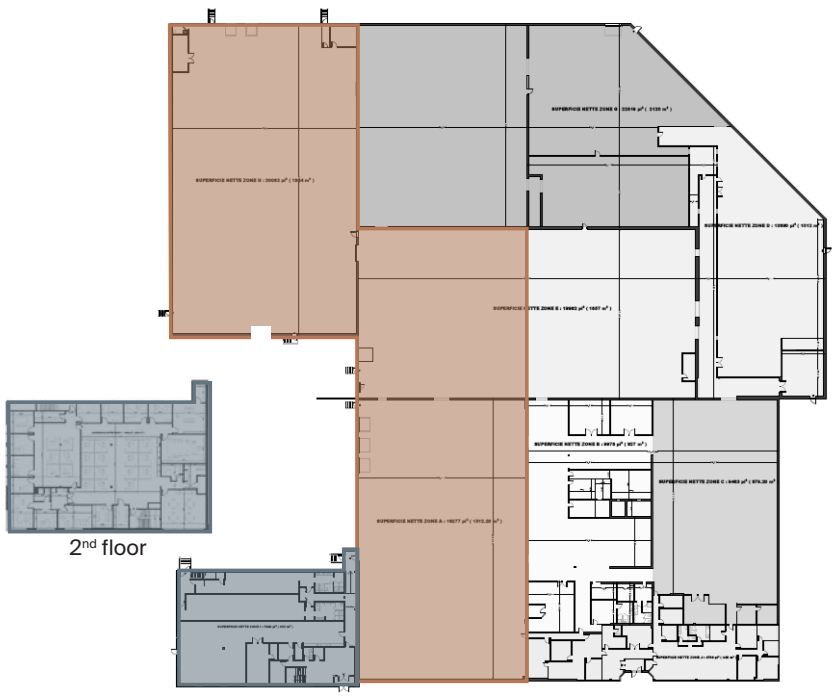
Option 4 | 45,330 sq. ft.



Clear height	**24'** (~27,000 sq. ft.) **15'** (~18,000 sq. ft.)
Drive-in door	1

Floorplans | Industrial & Office

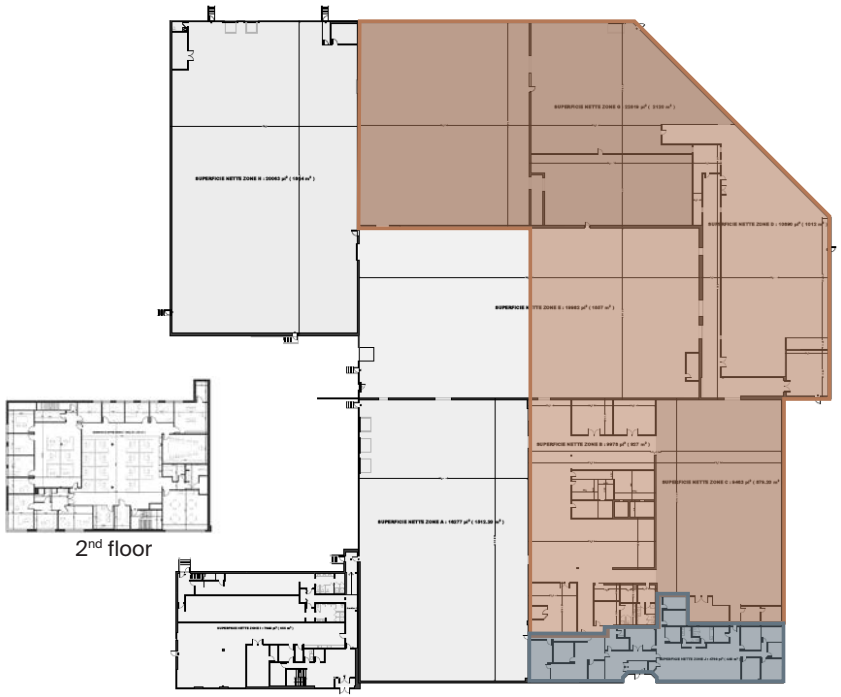
Option 1 | 62,304 sq. ft.



Office | 14,135 sq. ft. Industrial | 48,169 sq. ft.

Industrial clear height	**28'** (20,063 sq. ft.) **15'** (28,106 sq. ft.)
Truck-level docks	8

Option 2 | 70,361 sq. ft.

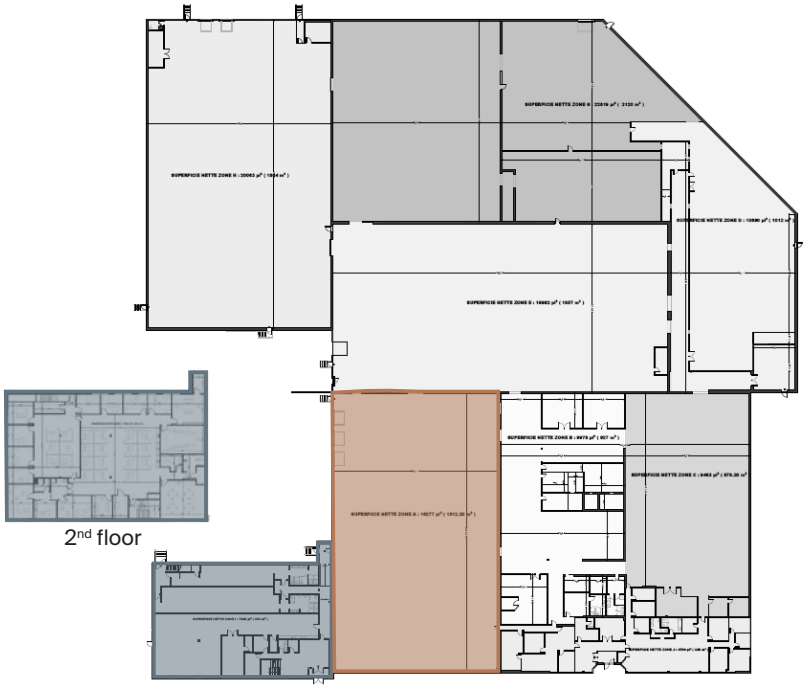


Office | 4,790 sq. ft. Industrial | 65,571 sq. ft.

Industrial clear height	**24'** (~27,000 sq. ft.) **15'** (~39,000 sq. ft.)
Drive-in door	1

Floorplans | Industrial & Office

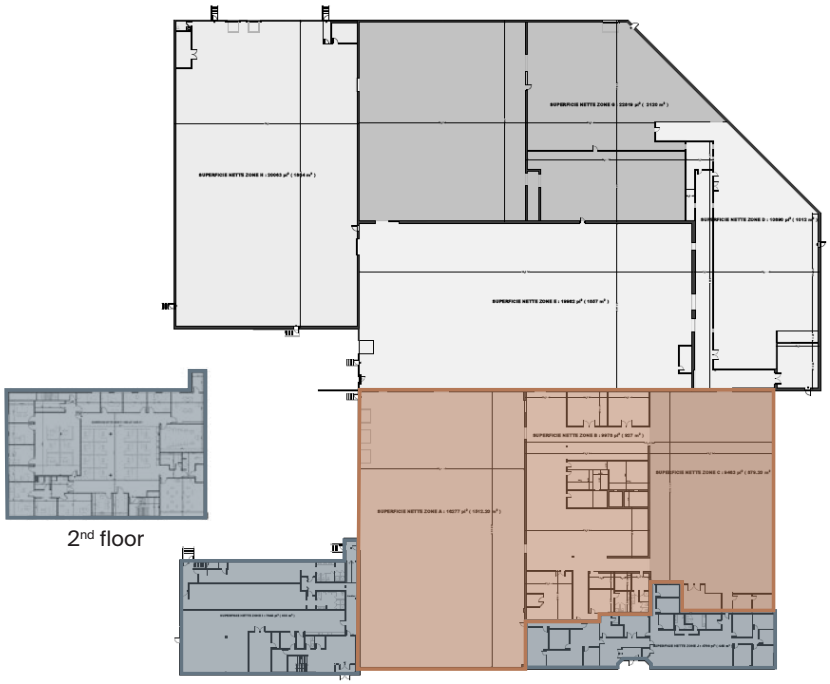
Option 3 | 31,459 sq. ft.



Office | 14,135 sq. ft. Industrial | 17,324 sq. ft.

Industrial clear height	**15’**
Truck-level docks	5

Option 4 | 56,484 sq. ft.

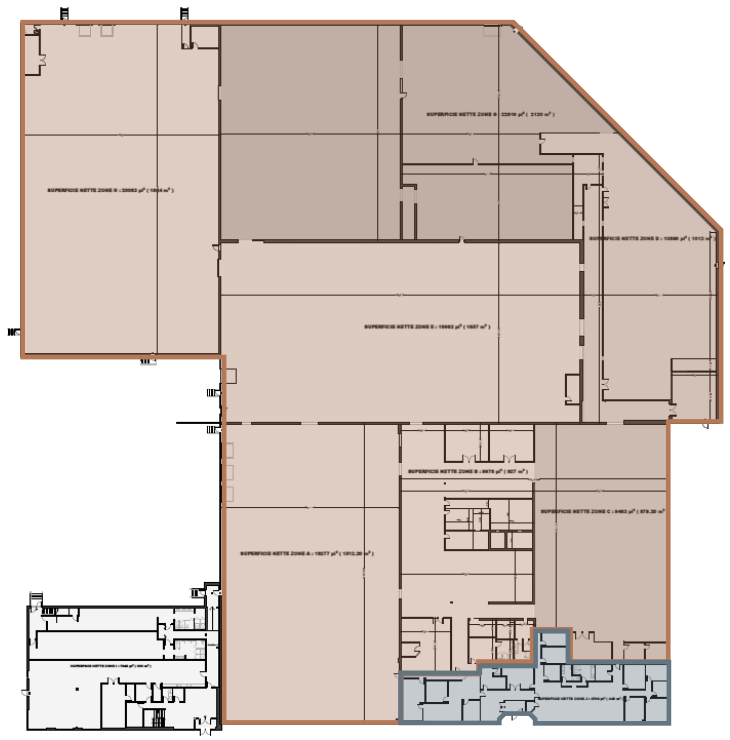


Office | 18,925 sq. ft. Industrial | 37,559 sq. ft.

Industrial clear height	**15’**
Truck-level docks	5

Floorplans | Industrial & Office

Option 5 | 118,530 sq. ft.



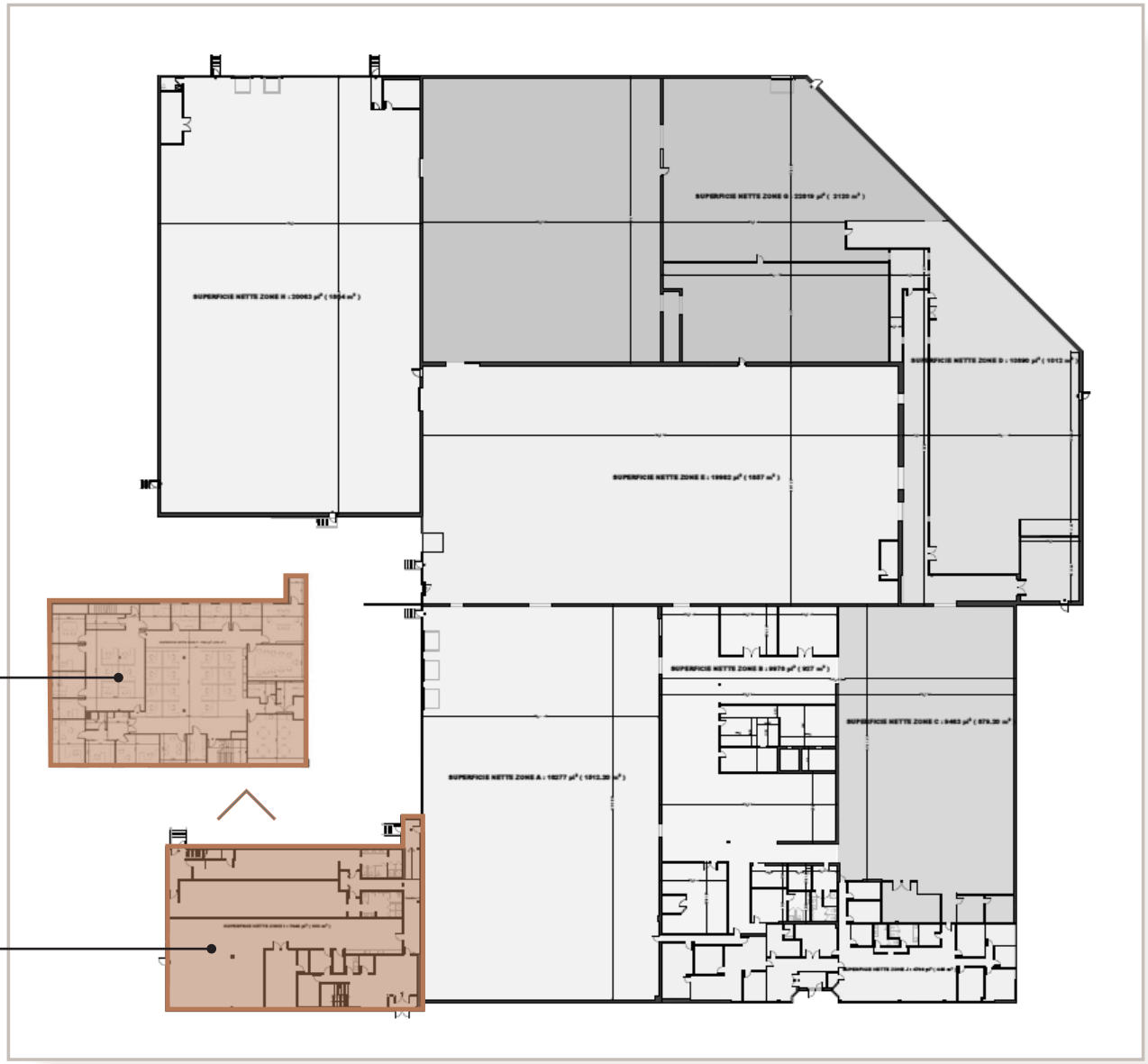
Office | 4,790 sq. ft. Industrial | 113,740 sq. ft.

Industrial clear height	**28'** (~20,000 sq. ft.) **24'** (~27,000 sq. ft.) **15'** (~66,700 sq. ft.)
Drive-in door	1
Truck-level docks	8

Floorplan | Office | 14,135 sq. ft.

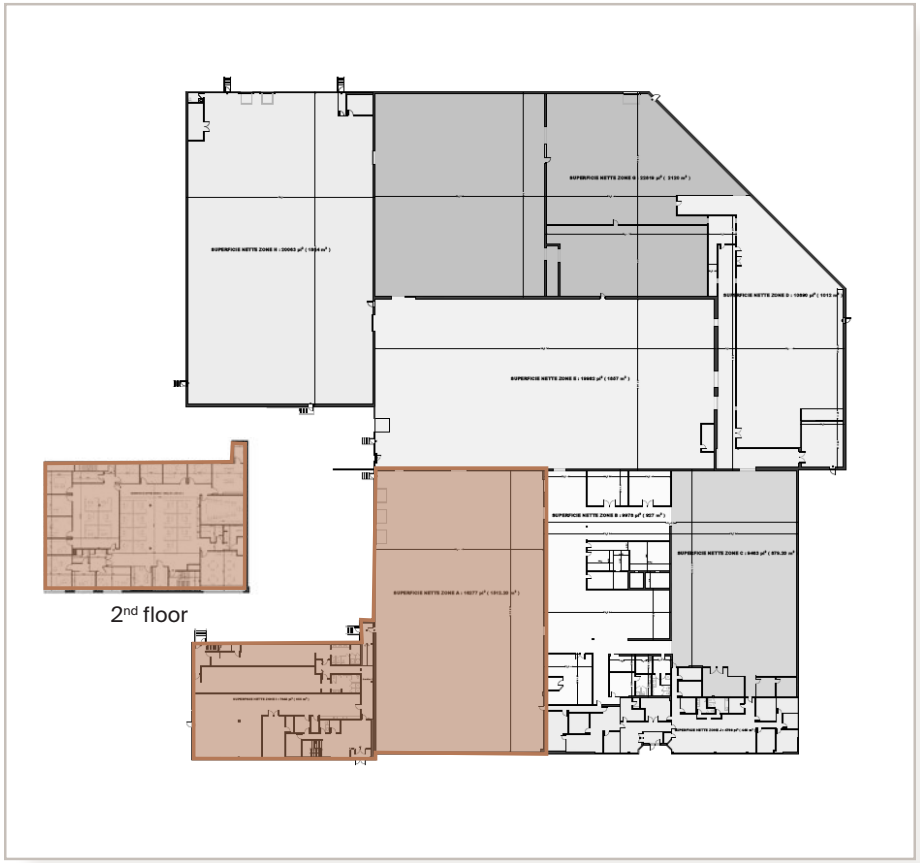
2nd floor | 7,090 sq. ft.

1st floor | 7,045 sq. ft.

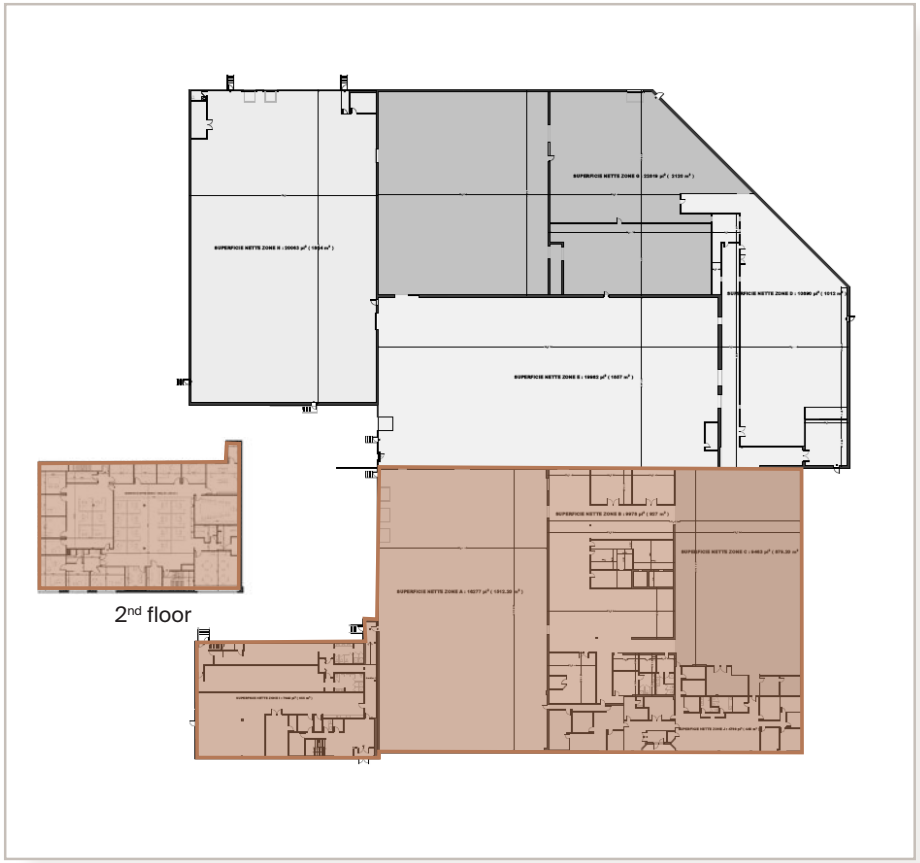


Floorplans | Retail

Option 1 | 31,459 sq. ft.



Option 2 | 56,484 sq. ft.



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

FRONTAGE WITH HIGH VISIBILITY FROM HIGHWAY 15

DAILY TRAFFIC COUNT OF ~143,000 VEHICLES* ON HIGHWAY 15

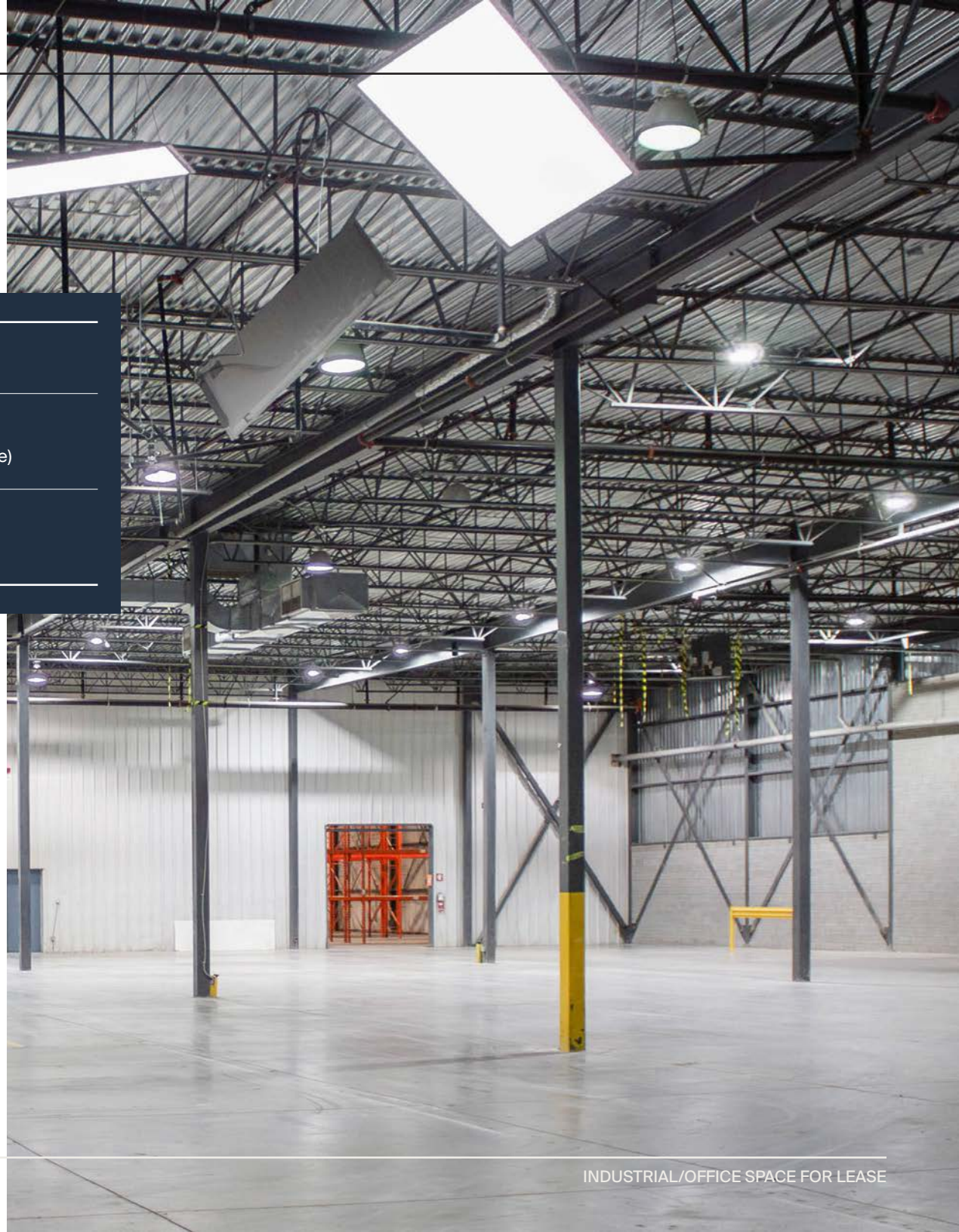
IN PROXIMITY TO AMENITIES

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

*AADT (Annual Average Daily Traffic) for 2024. Source: Données Québec.

Lease conditions

Term	5 years
Net rent (annual)	$12.50 / sq. ft. 2.5% (annual increase)
Additional rent (annual) 2026 estimate	$5.91 / sq. ft.



BTB

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

Alexandre Cowper
Senior Leasing Director, Montréal
514 286-0188, ext. 243
acowper@btbreit.com

©2026 BTB Real Estate Investment Trust. All rights reserved. The information contained in this brochure is provided for general information purposes only and has been obtained from sources believed to be reliable. However, no warranty or representation, express or implied, is made as to the accuracy, completeness, or reliability of the information provided. The information contained in this brochure is provided in accordance with the information available at the time of writing, and is subject to change. Without limiting the foregoing, all information is subject to errors, omissions, changes in price, rental conditions, or withdrawal without notice. The condition of the property and its features are provided "as is" and are subject to change. Any projections, opinions, or estimates are provided as illustrative examples only and are subject to uncertainty. Certain images have been digitally modified for presentation purposes.

ANNEX

Certain photos in this brochure, as identified, are virtually staged. Digital renderings are for illustrative purposes only and may not accurately represent exact dimensions, proportions, or conditions of the space. The photos in this Annex reflect the current condition of the space.

1.1

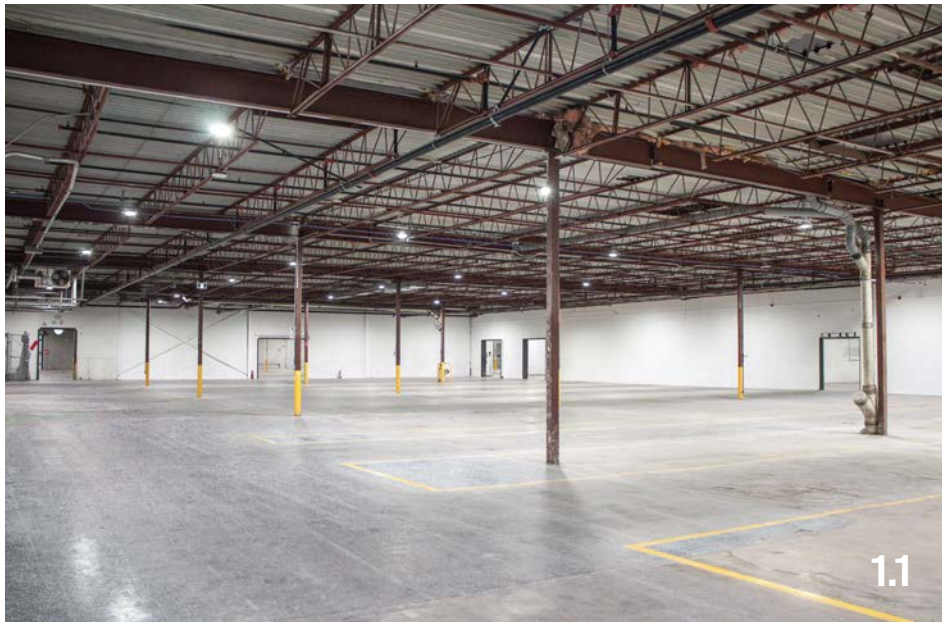
1.2

1.3

1.4

ANNEX

Certain photos in this brochure, as identified, are virtually staged. Digital renderings are for illustrative purposes only and may not accurately represent exact dimensions, proportions, or conditions of the space. The photos in this Annex reflect the current condition of the space.


1.1

1.2

1.3

1.4