



# 2447-2465 RUE GUÉNETTE SAINT-LAURENT, QUÉBEC

**INDUSTRIEL - À LOUER**  
**INDUSTRIAL - FOR LEASE**

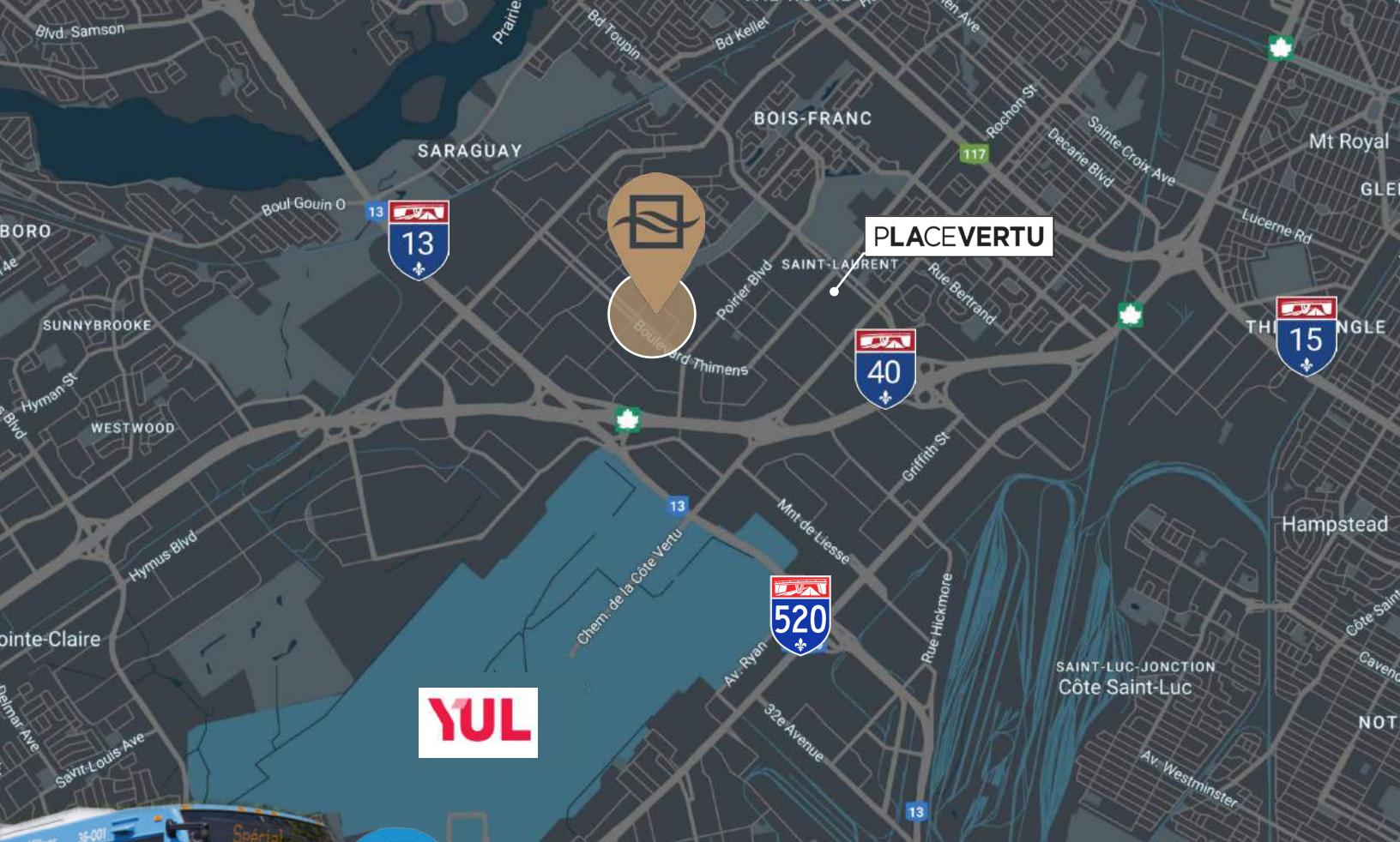
*28 380 pi. ca. Disponible | 28 380 sq. ft. Available*

- **Au cœur du quartier industriel** | *In the heart of the industrial district*
- **Près de 3 autoroutes principales** | *Near 3 major highways*
- **Transport en commun accessible** | *Easy access to public transport*
- **Près du centre commercial Place Vertu** | *Next to the Place Vertu mall*
- **Porte de camion de 18' de hauteur libre** | *18' clear height truck door on each property*



**BRASSWATER**

245, avenue Victoria,  
Suite 801  
Westmount, Qc | H3Z 2M6  
T: +1 514 535 4444  
[www.brasswater.ca](http://www.brasswater.ca)



177,196

Métro Côte-Vertu

**ÉDUCATION**

27 320 BAC

**POPULATION**

178 750  
\$79, 423

TRANSPORT

ACCÈS FACILE À L'AUTOROUTE  ET/AND  EASY HIGHWAY ACCESS

SERVICES ET COMMODITÉS | SERVICES AND AMENITIES

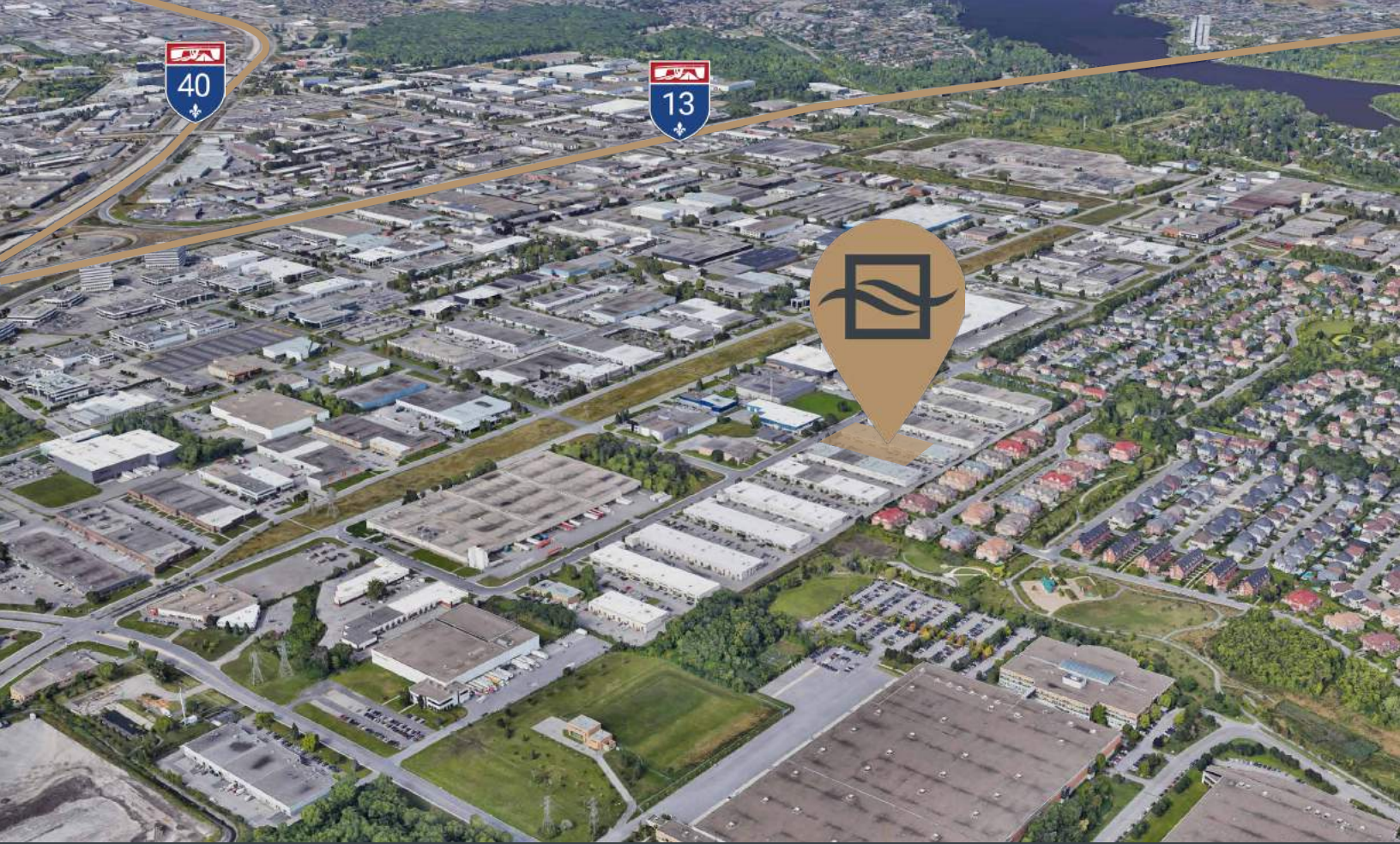
BANQUES | BANKS      RESTAURANTS      COMMERCE | SHOPS      HOTELS

DESJARDINS  
CIBC  
TD CANADA TRUST  
SCOTIA BANK

STARBUCKS  
SUBWAY  
LA CAGE  
MCDONALD'S  
NOTRE BOEUF-DE-GRÂCE  
TIM HORTON'S  
SUSHI SHOP

CANADIAN TIRE  
SPORTS EXPERTS  
PLACE VERTU  
ADONIS  
DOLLARAMA  
JOE FRESH  
URBAN PLANET  
TOYS R US  
WALMART  
DOLLARAMA

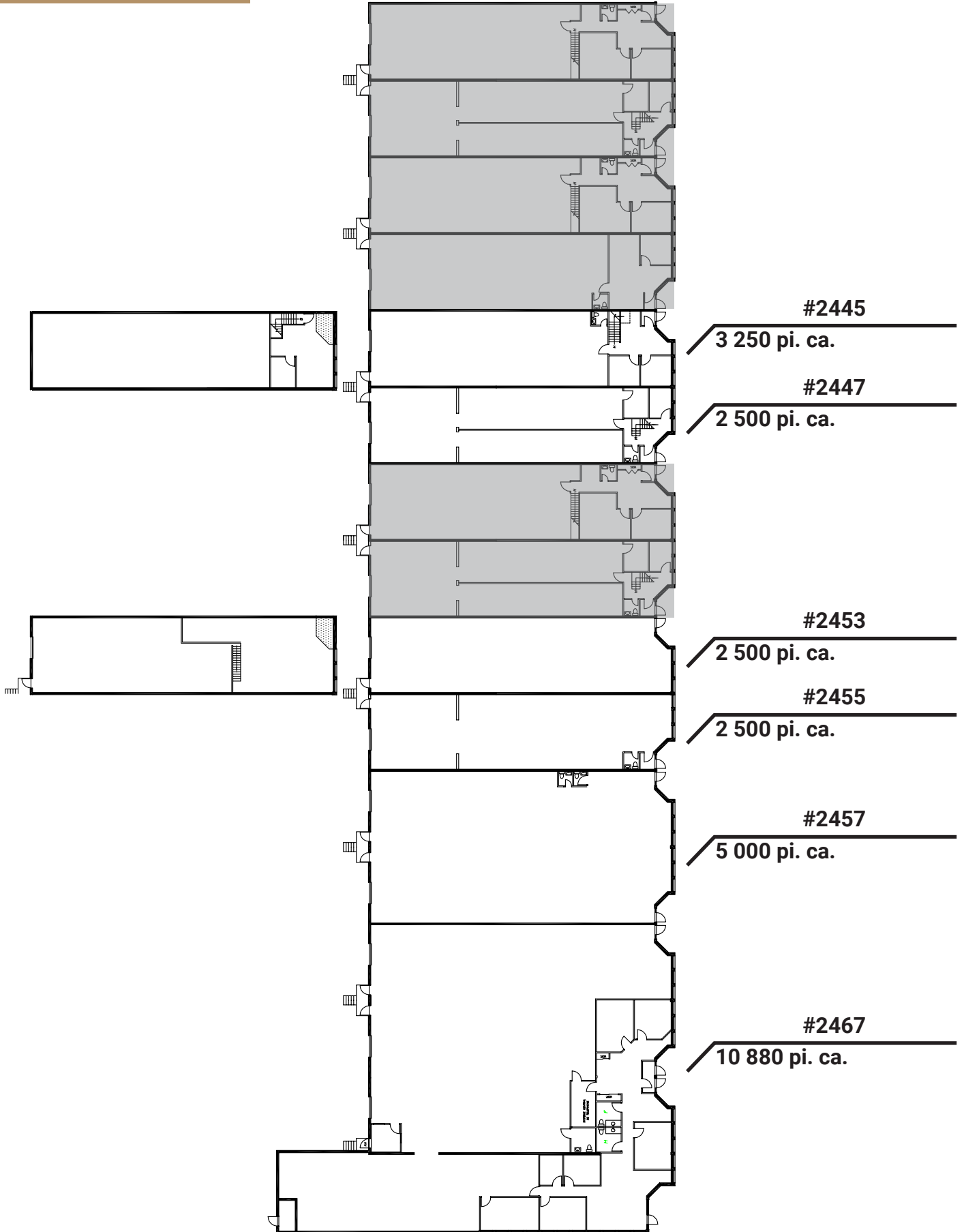
MARIOTT  
BEST WESTERN  
HILTON GARDEN



<b>Zonage</b> <b>Zoning</b>	<b>Industriel   Industrial</b>
<b>Bâtiment (pi²)  </b> <b>Building (sq. ft.)</b>	<b>± 28 380</b>
<b>Quais de chargement</b> <b>loading docks</b>	<b>9</b>
<b>Stationnement extérieur</b> <b>Outdoor parking</b>	<b>70</b>

**ESPACES PEUVENT ÊTRE FUZIONNÉ**

**SPACES CAN BE MERGED**





## CONTACTEZ-NOUS | CONTACT US

### VICTORIA TENENBOYM

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*Senior leasing director*

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### PIERRE PAQUETTE

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*Director of leasing and operations*

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### ÉQUIPE DE LOCATION LEASING TEAM

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leasing@brasswater.ca



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