



# 3236 RUE GUÉNETTE SAINT-LAURENT, QUÉBEC

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

*36 713 À 159 739 PI. CA. DISPONIBLE - 36 713 TO 159 739 SQ. FT. AVAILABLE*

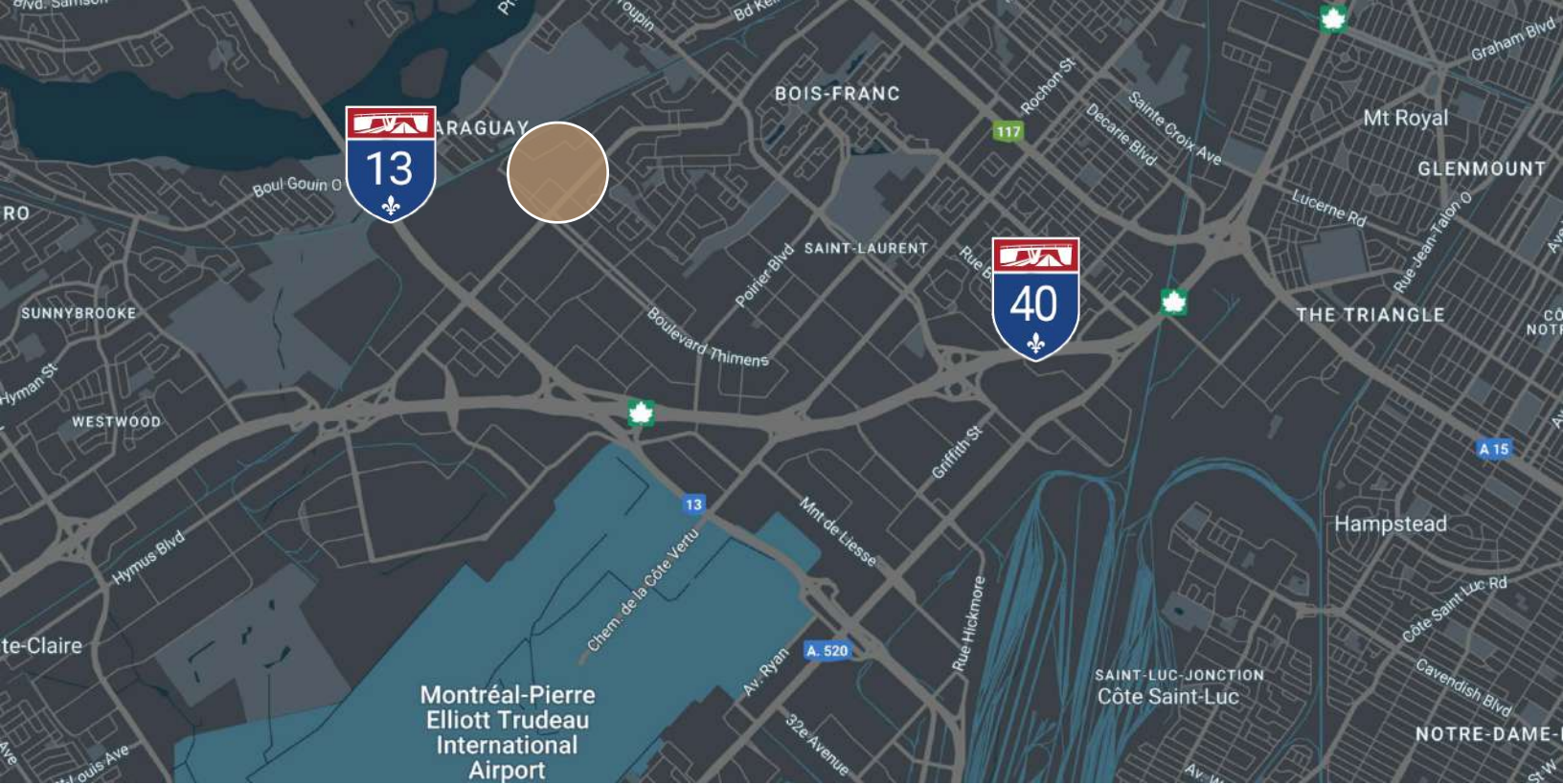
- **Accès rapide aux autoroutes 13 et 40** | *Quick access to highways 13 & 40*
- **Accès centralisé à l'ensemble de l'île de Montréal** | *central access to the entire island of Montréal*
- **Au centre d'un quartier industriel florissant** | *In the center of a thriving industrial sector*
- **Possibilité de séparer en plusieurs unités** | *Possibility of splitting into multiple units.*



**BRASSWATER**

245, avenue Victoria,  
Suite 801  
Westmount, Qc | H3Z 2M6  
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[www.brasswater.ca](http://www.brasswater.ca)





ACCÈS FACILE À L'AUTOROUTE



ET/AND



EASY HIGHWAY ACCESS

## SERVICES ET COMMODITÉS | SERVICES AND AMENITIES

### BANQUES | BANKS

DESJARDINS  
CIBC  
TD CANADA TRUST  
SCOTIA BANK  
RBC ROYAL BANK  
BMO BANK OF MONTREAL

### RESTAURANTS

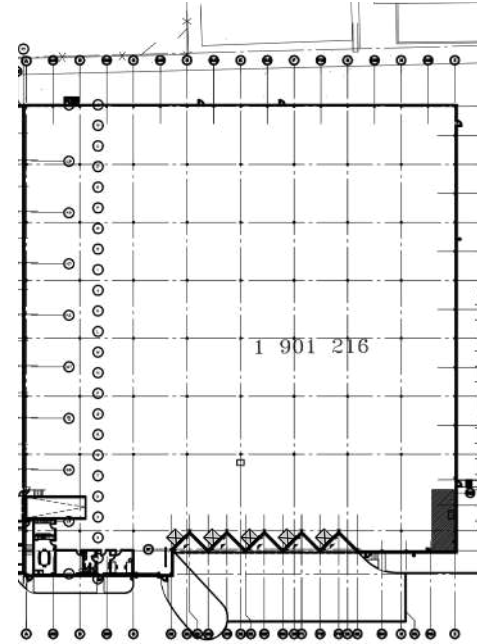
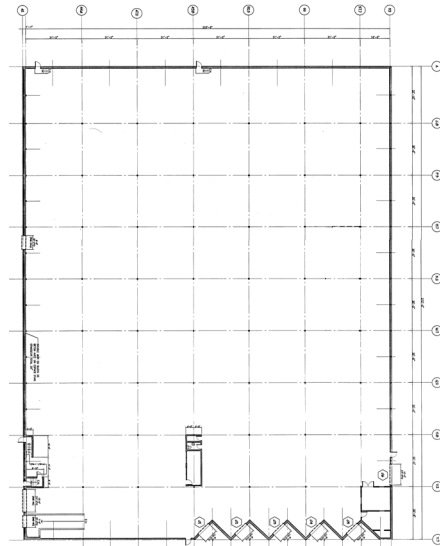
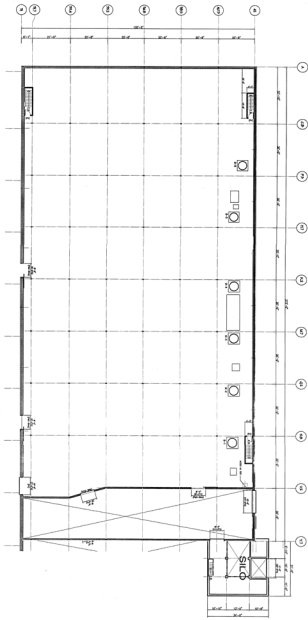
STARBUCKS  
AMIR  
LA CAGE  
MCDONALD'S  
NOTRE BOEUF-DE-GRÂCE  
TIM HORTON'S  
SUSHI SHOP  
SUBWAYS  
SOUVLAKI BAR

### COMMERCE | SHOPS

CANADIAN TIRE  
SPORTS EXPERTS  
PLACE VERTU  
ADONIS  
DOLLARAMA  
WALMART  
GOLD'S GYM  
CINEMA GUZZO  
MÉGA CENTRE COTE VERTU  
ENTREPÔT L'ORÉAL  
SHELL

# PLAN DU BÂTIMENT DIVISIBLE

159 739 pi. ca. divisible



## UNITÉ C

Surfaces du bâtiment (pi. ca.) Building area (sq. ft.)	36 713
Quais de chargements Loading docks	4
Hauteur libre maximal Maximum ceiling height	24'9"
Disponible Available	01/08/2024

## UNITÉ B

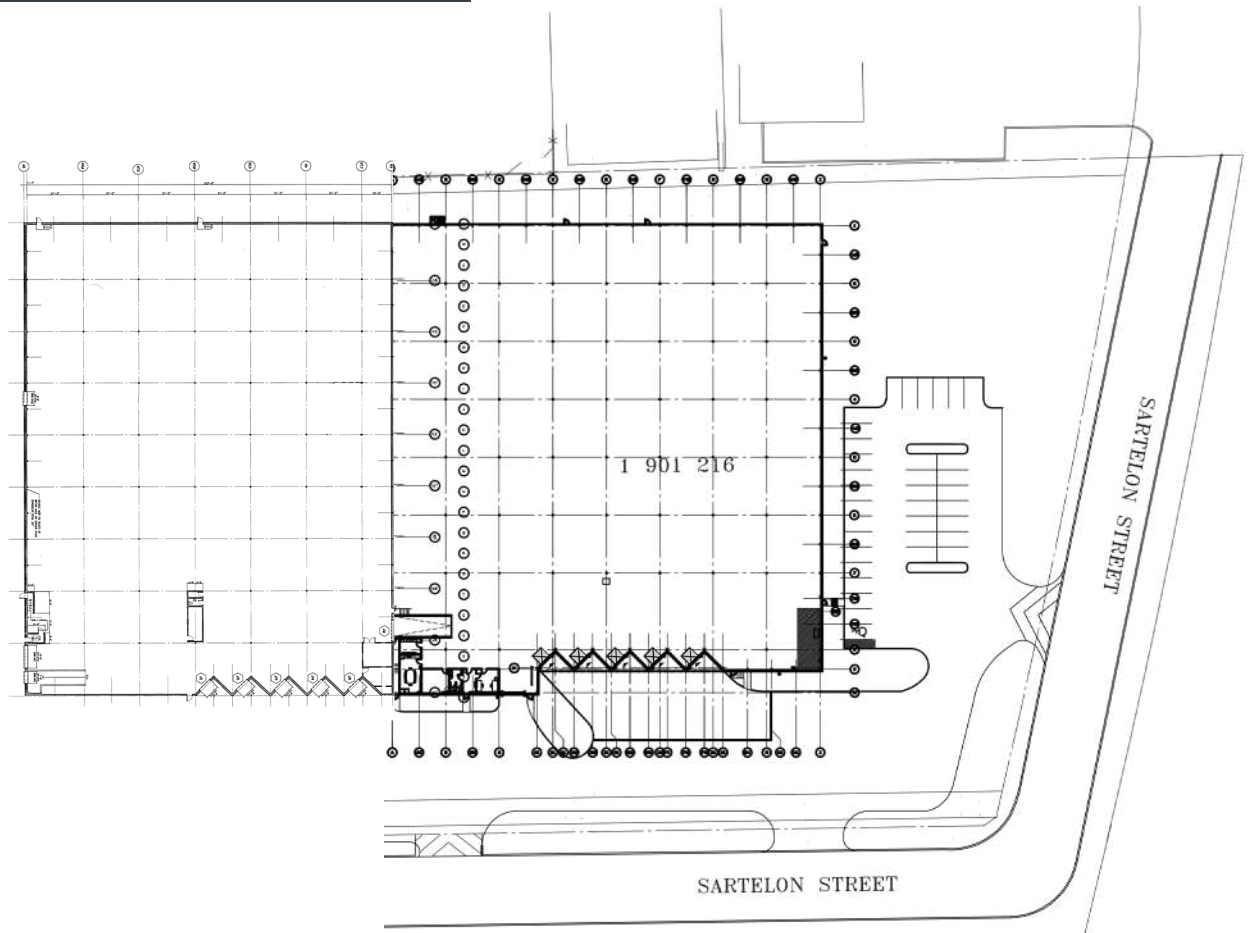
Surfaces du bâtiment (pi. ca.) Building area (sq. ft.)	56 685
Quais de chargements Loading docks	5
Hauteur libre maximal Maximum ceiling height	27'6"
Disponible Available	01/08/2024

## UNITÉ A

Surfaces du bâtiment (pi. ca.) Building area (sq. ft.)	66 341
Quais de chargements Loading docks	14
Hauteur libre maximal Maximum ceiling height	28'
Disponible Available	01/08/2024

# UNITÉS FUSIONNÉES | MERGED UNITS

A&B



**Surfaces du bâtiment (pi. ca.)**

Building area (sq. ft.)

**123 026**

**Quais de chargements**

Loading docks

**10**

**Porte au sol**

Drive-in door

**1**

**Hauteur libre maximal**

Maximum ceiling height

**28'**

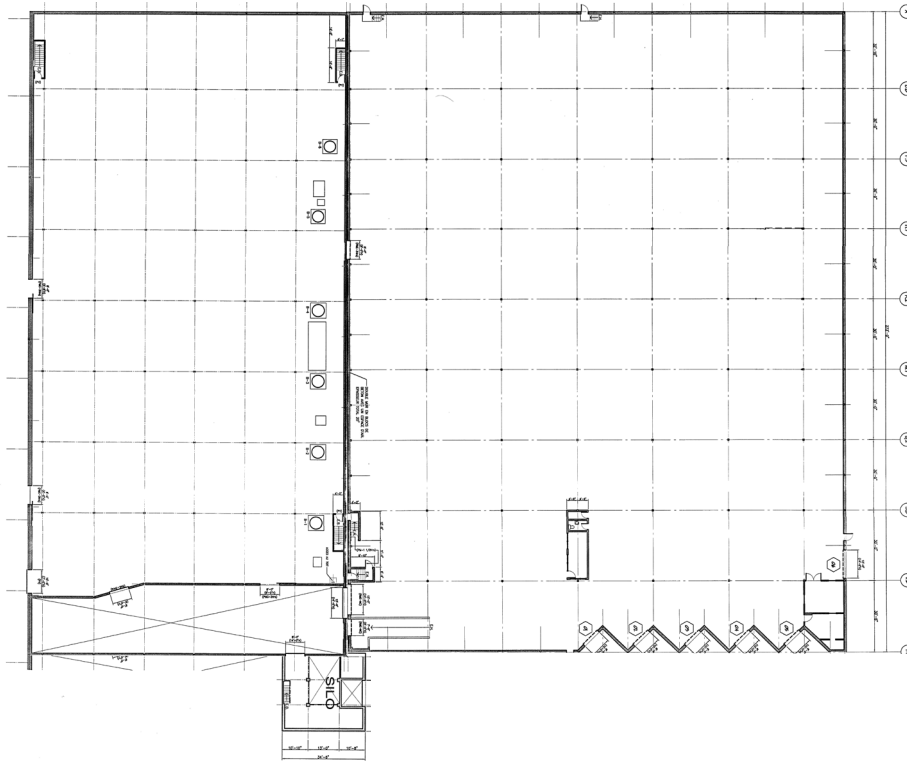
**Disponible**

Available

**01/06/2024**

# UNITÉS FUSIONNÉES | MERGED UNITS

B&C



**Surfaces du bâtiment (pi. ca.)**

Building area (sq. ft.)

**93 398**

**Quais de chargements**

Loading docks

**9**

**Hauteur libre maximal**

Maximum ceiling height

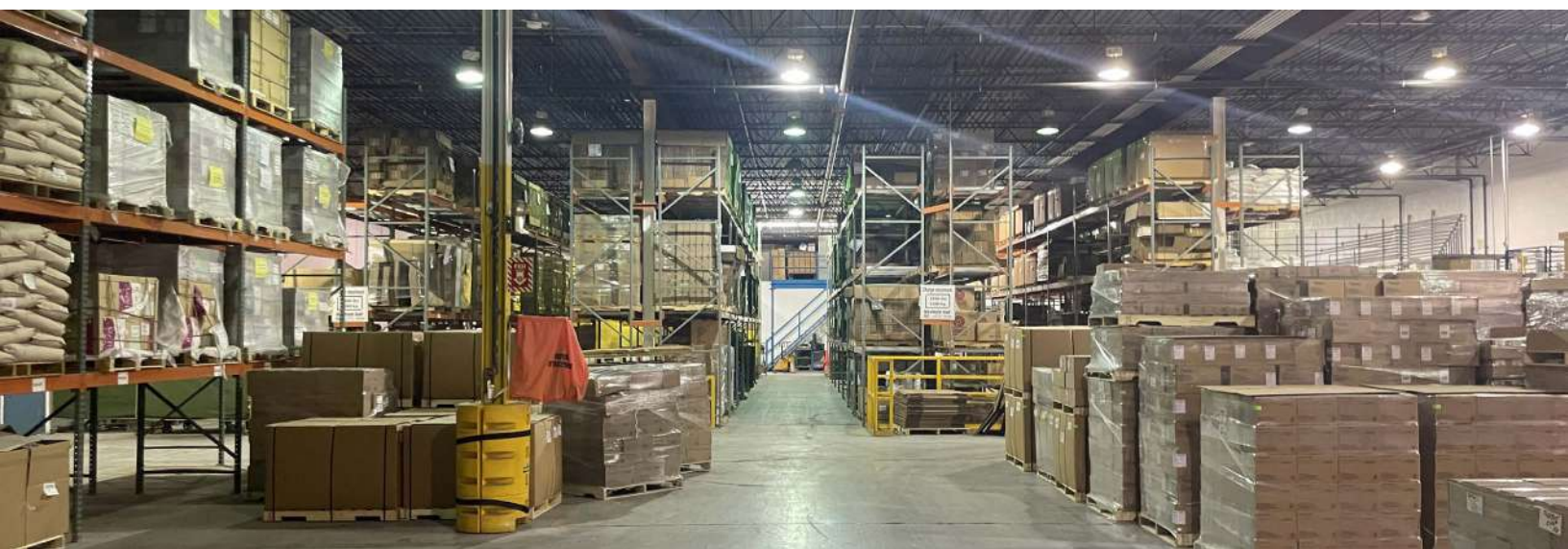
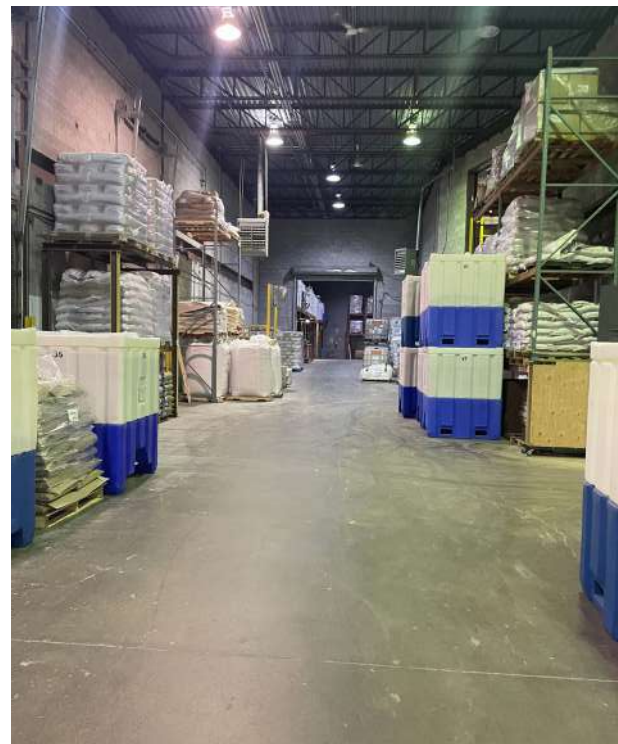
**27'6"**

**Disponible**

Available

**01/06/2024**









## CONTACTEZ-NOUS | CONTACT US

### ÉQUIPE DE LOCATION LEASING TEAM

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[leasing@brasswater.ca](mailto:leasing@brasswater.ca)

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