

**FOR LEASE**

# INDUSTRIAL SPACE

3611 JARRY EAST STREET  
MONTREAL, QUEBEC

**MAGNA**

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**ANTONIO PANZERA**

Real Estate Broker

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Les Services Immobiliers Magna - R.D. Inc.  
Real Estate Agency



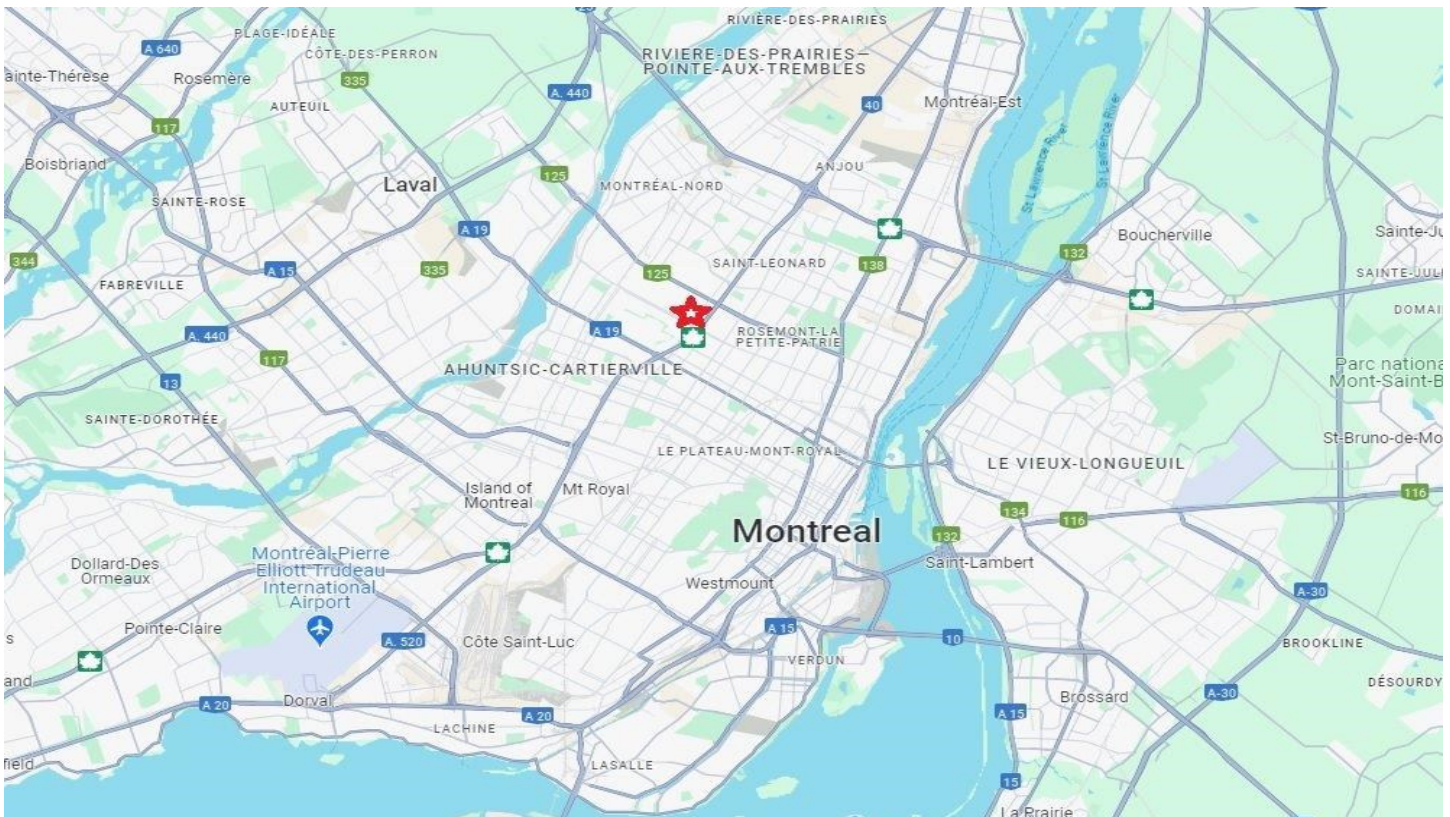
WAREHOUSE AREA	8,528 sq.ft.
OFFICE AREA	<u>2,000 sq.ft.</u>
TOTAL AREA	<b>10,528 sq.ft.</b>
CLEAR HEIGHT	24'
SHIPPING DOORS	1 x Drive in 1 x Loading Dock
RENTAL PRICE	\$ 13.50/sq.ft. Net Net
OPERATING EXPENSES	\$ 4.50/sq.ft. (Estimated 2024)
OFFICE HEATING	Electricity
WAREHOUSE HEATING	Electricity
ZONAGE	Light Industrial
OCCUPANCY DATE	See Broker

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