

**FOR
LEASE**

INDUSTRIAL SPACE

6830 RUE P.E LAMARCHE
MONTREAL, QUEBEC

MAGNA

For more information, please contact :

FRANK BOMBA, B. Comm. **GIULIO BOMBA, B. Comm.**

Certified Real Estate Broker

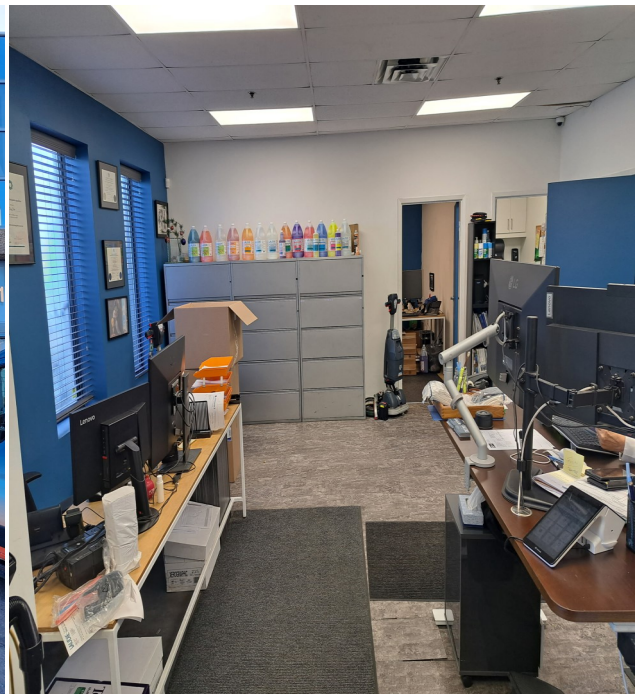
Real Estate Broker

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



OFFICE AREA (Ground Floor)	800 sq.ft.
MEZZANINE	1,200 sq.ft.
WAREHOUSE AREA	4,000 sq.ft.
TOTAL AREA	6,000 sq.ft.
BASE RENT	\$ 11.00 / sq.ft. Net Net
ADDITIONAL RENT	\$ 4.50 / sq.ft. (estimated 2025)
ELECTRICITY	400 amps / 600 volts
SHIPPING DOORS	1 x Drive-In with Ramp (can be converted to a Loading Dock)
CLEAR HEIGHT	19'
OCCUPANCY DATE	January 1, 2026

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