

**FOR
LEASE**

INDUSTRIAL SPACE
9075 & 9085 DU CHAMP D'EAU STREET
SAINT-LÉONARD, QUEBEC

MAGNA

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

For more informations, contact:

FRANK BOMBA
Certified Real Estate Broker
fb@magnagroup.ca

GIULIO BOMBA
Real Estate Broker, B. Comm.
gb@magnagroup.ca

www.magnagroup.ca
T. 514.353.6944



PARTIALLY FOOD GRADE PLANT

OFFICE / SHOWROOM AREA	1,336 sq.ft.
KITCHEN AREA	412 sq.ft.
WAREHOUSE AREA	4,176 sq.ft.
TOTAL AREA	5,924 sq.ft.
CLEAR HEIGHT	22'
SHIPPING DOORS	2 x Drive-in (12' x 14')
ELECTRICAL ENTRANCE	600 V/120 A 208 V/100 A
OCCUPANCY	Contact Broker
OPERATING EXPENSES	9.00 \$ /sq.ft. (Estimated 2026)
RENTAL PRICE	\$ 18.00/sq.ft. Net Net

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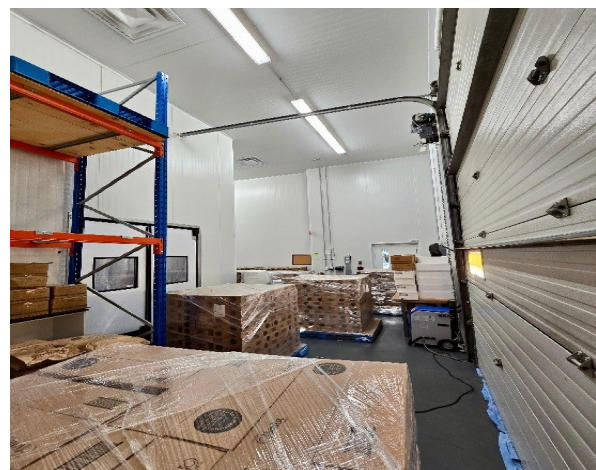
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- Approximately 3,730 sq.ft.
- State of art, partially Food Grade plant recently built;
- Full kitchen facility;
- Refrigerator rooms.

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