

**FOR
LEASE**

COMMERCIAL/INDUSTRIAL SPACE

10585 GEORGES-PICHET AVENUE
MONTREAL-NORTH, QUEBEC

MAGNA

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

For more informations, contact:

FRANK BOMBA

Certified Real Estate Broker

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WAREHOUSE AREA	Approx. 7,800 sq.ft.
1 st MEZZANINE AREA	1,700 sq.ft.
2 nd MEZZANINE AREA	<u>4,000 sq.ft.</u>
TOTAL AREA	13,500 sq.ft.
CLEAR HEIGHT - WAREHOUSE	16' - 10"
CLEAR HEIGHT - MEZZANINE #1	7 ½'
CLEAR HEIGHT - MEZZANINE #2	9'
SHIPPING DOORS	1 x Drive-in Door (12' x 14')
	1 x Drive-in Door (10' x 12')
SPRINKLERS	Yes
ELECTRICAL ENTRANCE	600 V/250 A
YEAR OF CONSTRUCTION	1973
OCCUPANCY	90 days
OPERATING EXPENSES	\$ 2,275.00/month (Estimated 2026)
RENTAL PRICE	\$ 7,800.00/month Net

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