

FOR SUBLEASE

MAGNA

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

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INDUSTRIAL SPACE

9090 DU CHAMP D'EAU STREET
SAINT-LEONARD, QUEBEC



OFFICE AREA (GROUND FLOOR)	1,000 sq.ft.
KITCHEN & CONFERENCE AREA (2nd FLOOR)	700 sq.ft.
WAREHOUSE AREA	<u>2,000 sq.ft.</u>
TOTAL AREA	3,700 sq.ft.
CLEAR HEIGHT	22'
SHIPPING DOORS	1 x Drive-in (12' L x 14' H)
SPRINKLERS	Yes
ELECTRICITY	347/600 V/100 Amp
YEAR OF CONSTRUCTION	1975
AVAILABILITY	Immediately
RENTAL PRICE	\$ 20,00/sq.ft. Semi-Gross (all included except utilities)
LEASE TERM	Current Lease ends June 30, 2029 with possibility to extend.
REMARKS	• Ultra modern & quality construction. • Exhaust fan & 3 Bathrooms.



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