



For Lease

Industrial Space for Lease

From 6,300 SF - 16,000 SF available, this space is ideal for storage and flex industrial uses

**1405-1453 Bergar Street
Laval | QC**

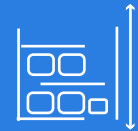
Featured Benefits



Central location



Ample parking



Clear height
of 20'



Large labour pool



Property Overview

Suite 1433 and 1445

Total Area	16,000 SF
Office Area	4,200 SF
Warehouse Area	13,800 SF
Shipping	4 TL 1 DI
Availability	Immediate

Suite 1445

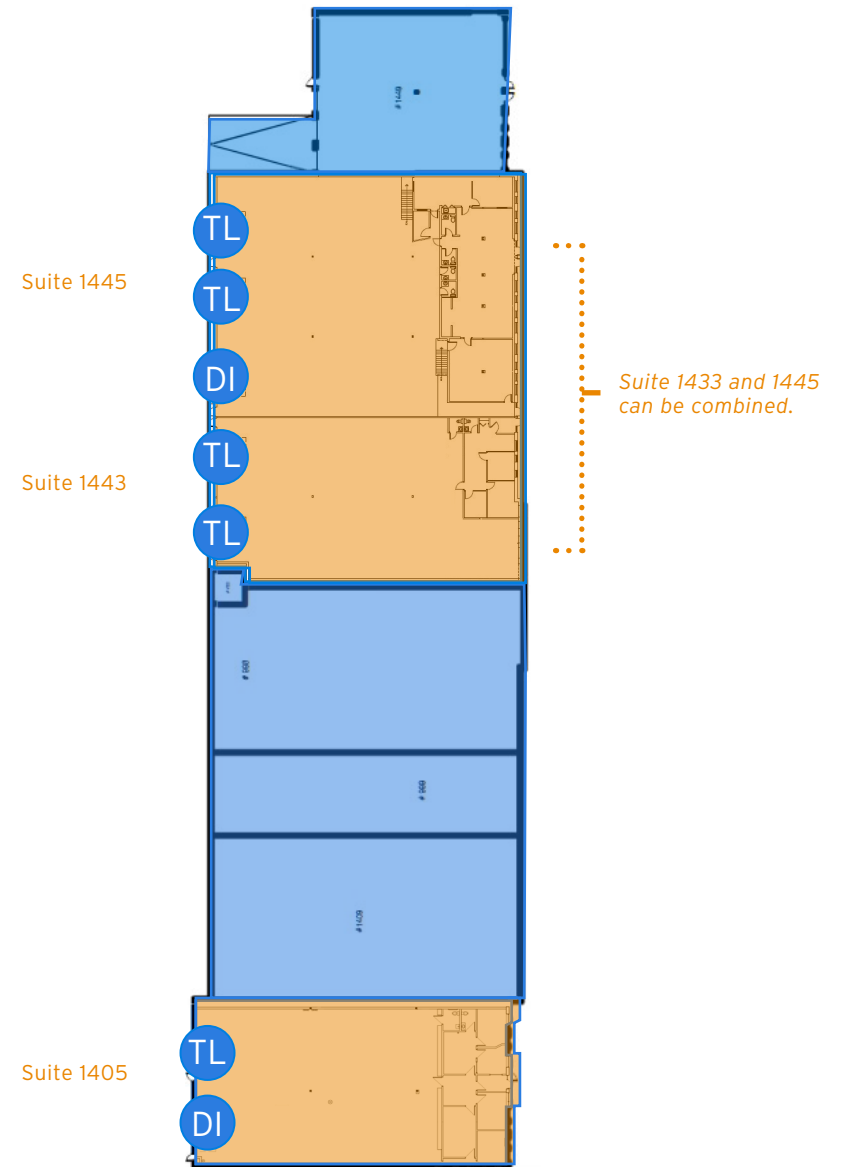
Total Area	9,600 SF
Office Area	2,400 SF
Warehouse Area	7,200 SF
Shipping	2 TL 1 DI
Availability	Immediate

Suite 1433

Total Area	6,400 SF
Office Area	1,800 SF
Warehouse Area	4,600 SF
Shipping	2 TL
Availability	Immediate

Suite 1405

Total Area	6,363 SF
Office Area	1,591 SF
Warehouse Area	4,722 SF
Shipping	1 TL 1 DI
Availability	Immediate



Available

Leased



Opex:
\$6.24/SF



Asking Rate:
Contact Broker



Suite 1405 - Warehouse



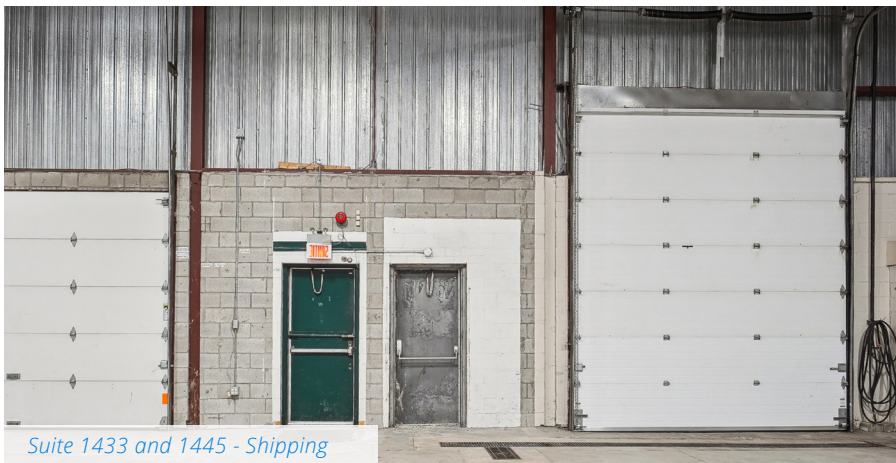
Suite 1405 - Shipping Area



Suite 1433 and 1445 - Office



Suite 1433 and 1445 - Warehouse



Suite 1433 and 1445 - Shipping





Suite 1433 and 1445 - Warehouse


Nearby Amenities


 1405-1453 Bergar Street, Laval

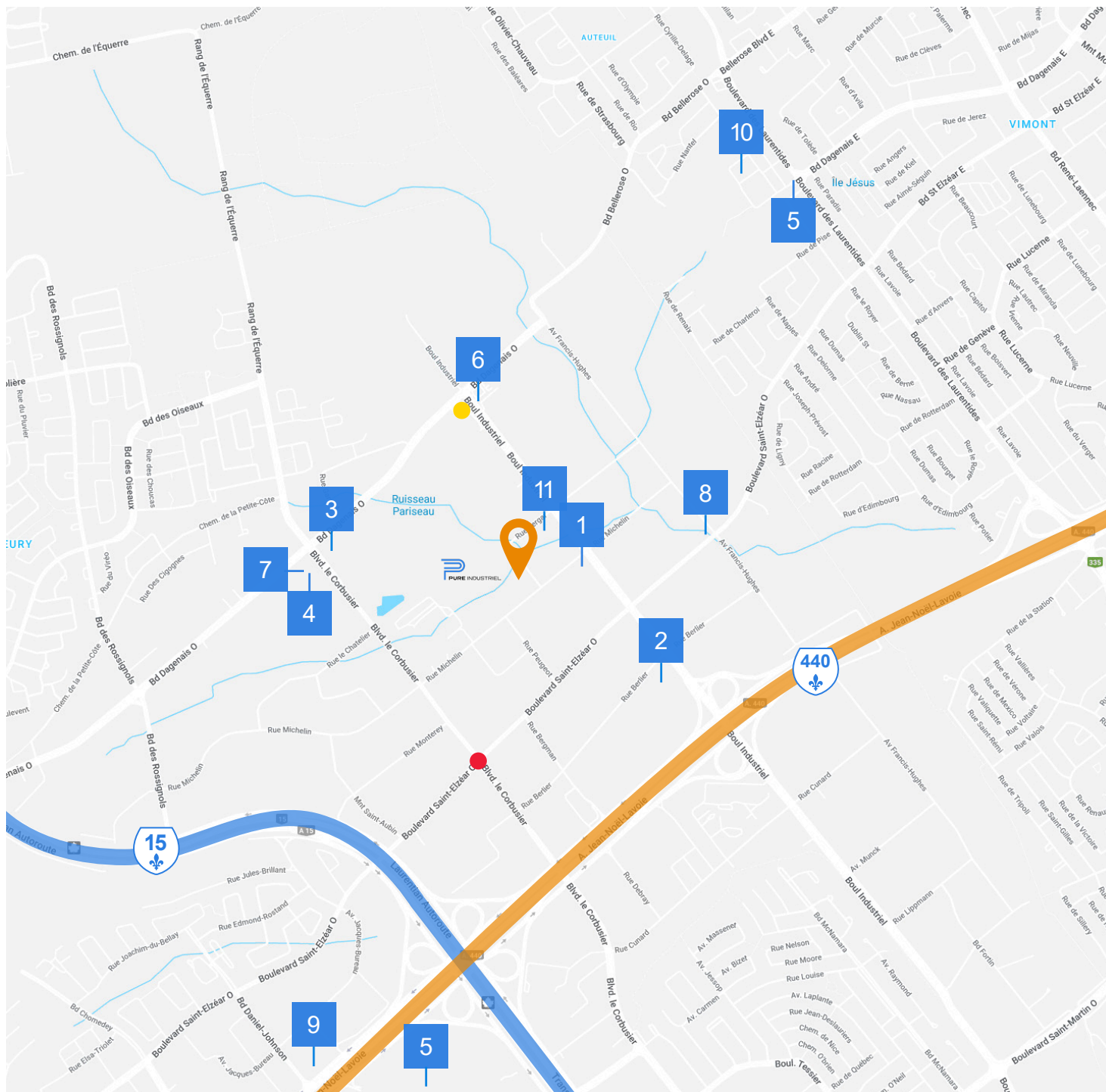
- | | |
|----|-----------------------------|
| 1 | Bistro Express |
| 2 | La Ferronnerie |
| 3 | Resto-Bar La Belle Province |
| 4 | TD Canada |
| 5 | BMO Bank |
| 6 | Shell |
| 7 | Ultramar |
| 8 | Astrofit Gym |
| 9 | Carrefour Multisports |
| 10 | Maxi & CI |
| 11 | Yanka Nature |

 **Highway 15**
1 km | 2 minutes

 **Highway 440**
4.5 km | 5 minutes

 **Bus 37**
2 minutes

 **Buses 65, 76**
2 minutes



Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate.

Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

pureindustrial.ca



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