



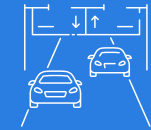
For Lease

Industrial Space for Lease

Up to ± 11,000 SF available, this space is ideal for storage and flex industrial uses

**4451-4479 Autoroute
Laval | QC**

Featured Benefits



Highway Frontage



**Proximity to
Highways 15, 440 & 13**



Clear Height of 21'



Large labour pool



Property Overview

Civic Address 4451 - 4479 Autoroute, Laval

Zoning Industrial

Suite 4451

Total Area 11,261 SF

Office Area 3,319 SF

Warehouse Area 7,942 SF

Clear height 21'

Shipping 1 TL | 1 DI

Availability October 1, 2023

Suite 2816

Total Area 6,654 SF

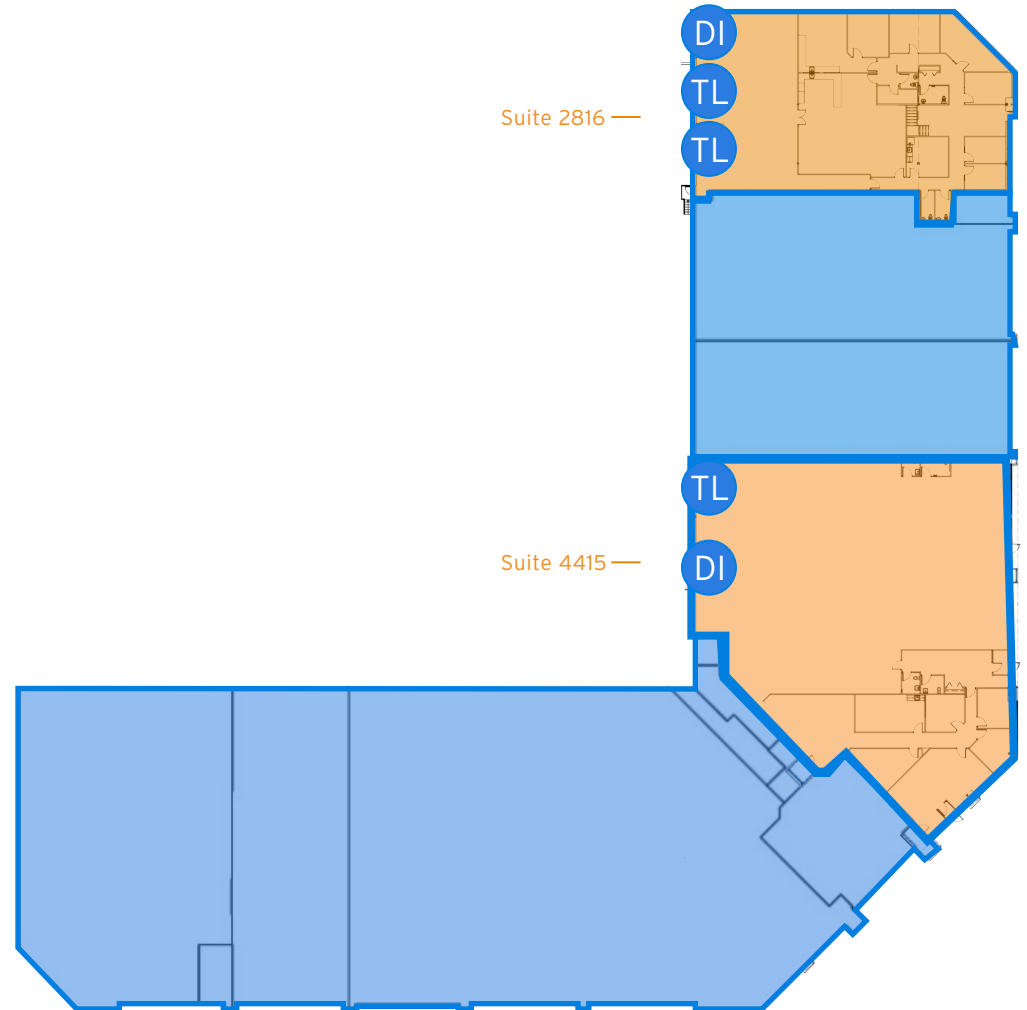
Office Area 4,288 SF

Warehouse Area 2,366 SF

Clear height 21'

Shipping 2 TL | 1 DI

Availability Immediately



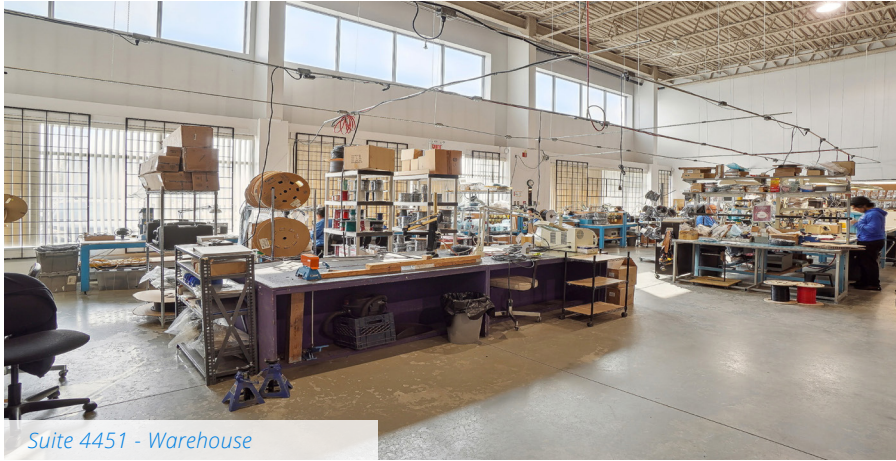
Available
Leased



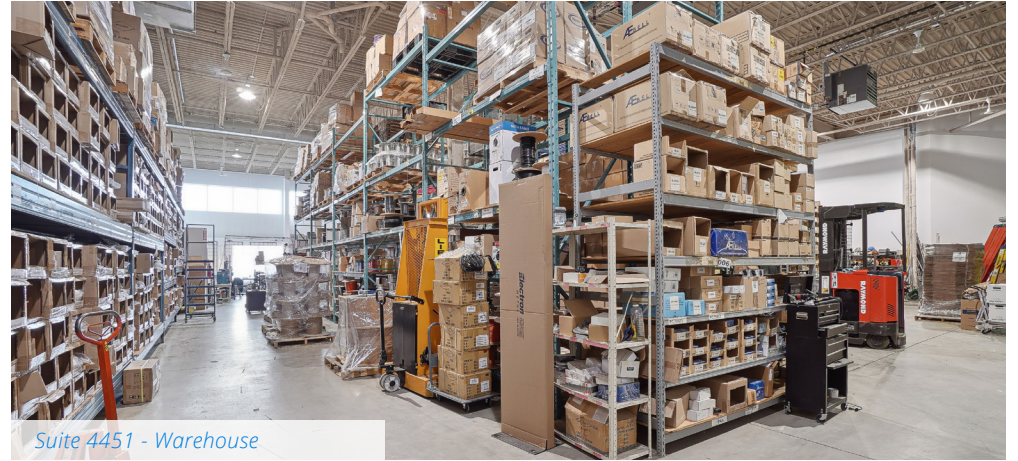
Opex:
\$6.45/SF



Asking Rate:
Contact Broker



Suite 4451 - Warehouse



Suite 4451 - Warehouse



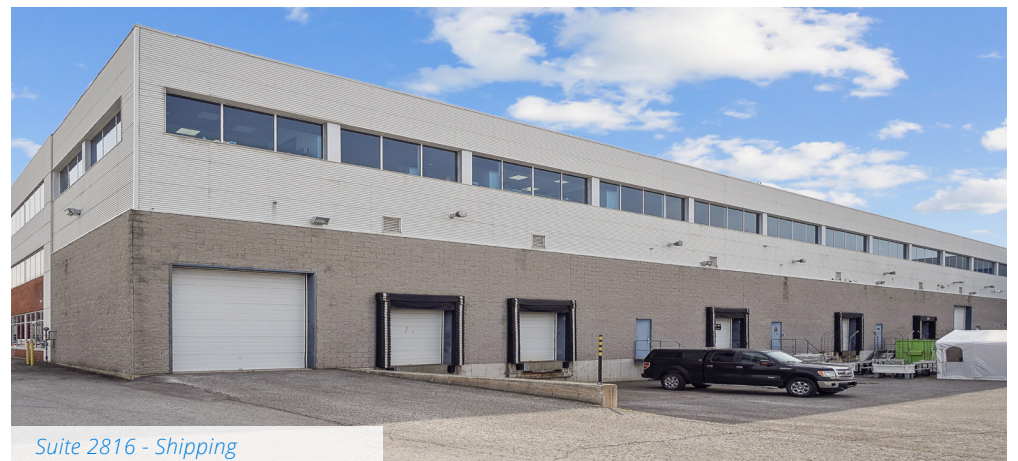
Suite 4451 - Warehouse/Shipping



Suite 2816 - Office




Suite 2816 - Warehouse/Shipping





Suite 2816 - Shipping


Nearby Amenities


 4451-4479 Autoroute Laval West Laval, QC

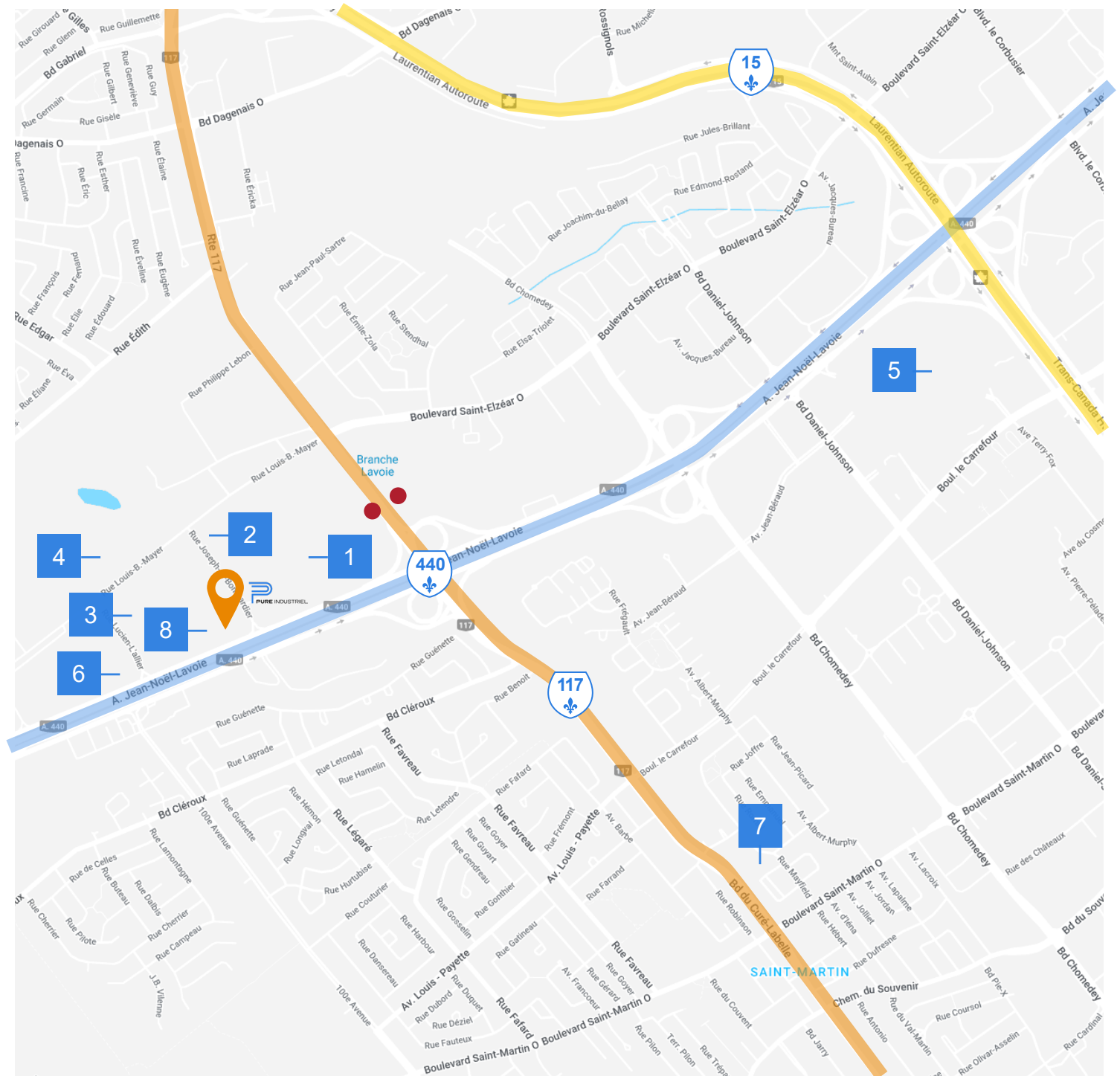
- | | |
|---|----------------------------------|
| 1 | Tony's Le Fameux |
| 2 | Susie sans Gluten |
| 3 | Café Agga |
| 4 | Place Sports Experts |
| 5 | CF Carrefour Laval |
| 6 | Ultramar |
| 7 | Hampton Inn Suites |
| 8 | Centre Sportif Extrême Évolution |

-  **Highway 15**
Approx 13 km | 13-16 minutes

-  **Highway 440**
0 m | 0 minutes

-  **Route 117**
1 km | 3 minutes

-  **Bus 55, 151**
1.25 km | 18 minutes (on foot)



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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With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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