

FOR SALE  
WITH LEASEBACK

3235 Rue Guénette  
Montréal, QC

building size  
**240,013 sf**

site size  
**10.54 acres**



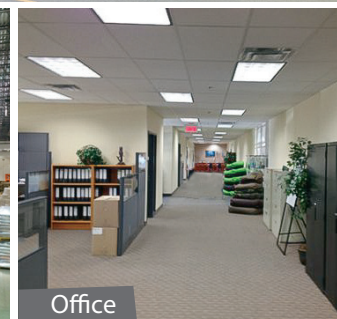
Front of the building



Side of the building



Warehouse



Office

- Located in Ville St. Laurent
- Minutes from Hwy 40 & Hwy 13
- Close proximity to Montreal's PET airport
- \$1.7 million renovation in 2008
- Long term net lease with owner

#### PROPERTY INFORMATION

**SALE PRICE:**  
\$17,000,000.00

**AVG. LEASE RATE:**  
\$5.31 per sf

**ANNUAL NET RENT:**  
\$1,275,000.00

**CAP RATE:**  
7.5%

#### BUILDING SPECIFICATIONS

**YEAR BUILT:**  
1974 (multiple expansions from 1976 – 2005)

**ZONING:**  
Industrial

**CONSTRUCTION:**  
Brick, aluminum & insulated concrete panels

**HEATING:**  
Forced air (warehouse) & HVAC (office/lab)

**POWER:**  
2,500 Amps

**LOADING:**  
1 drive in door; 21 loading docks with bumpers, seals & levellers

**PARKING:**  
110 Stalls

**SITE SIZE:**  
10.54 Acres

**BUILDING SIZE:**  
5,000 sf – Office  
235,013 sf – Warehouse  
240,013 sf – TOTAL

For more information please contact :

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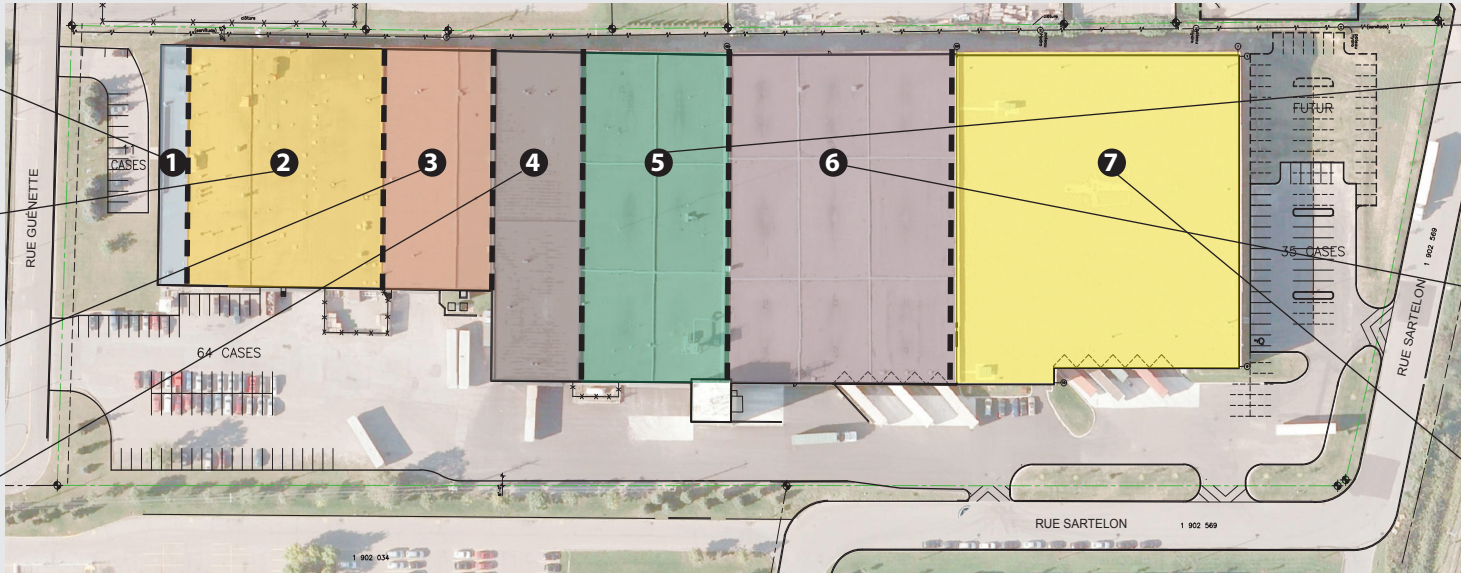




## SITEPLAN

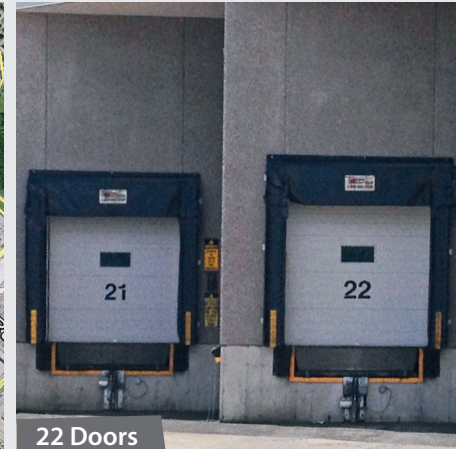
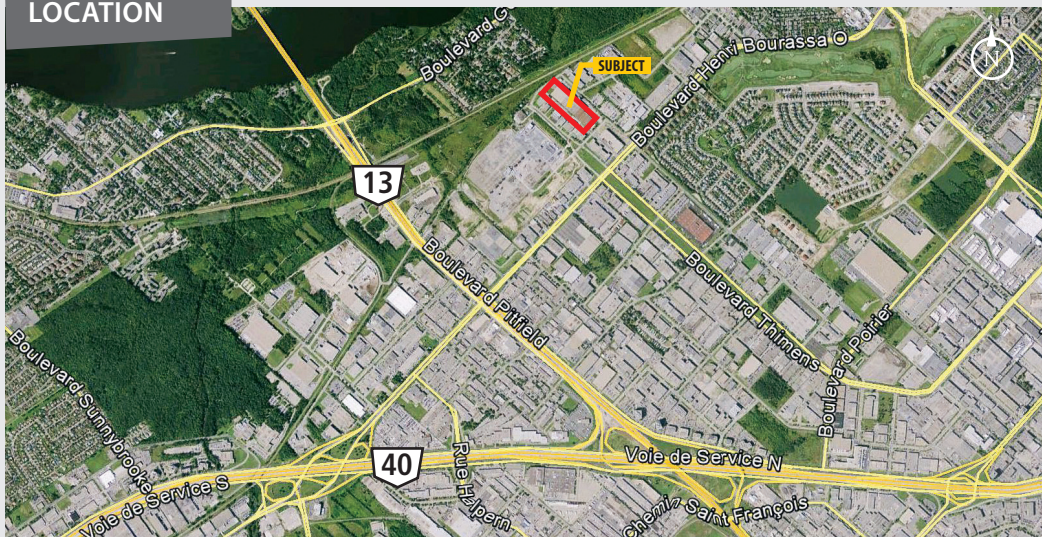


- 1 ORIGINAL OFFICE**  
**5,000 sf**  
Built in 1974; 18' Clear
- 2 ORIGINAL WAREHOUSE**  
**35,000 sf**  
Built in 1974; 18' Clear
- 3 WAREHOUSE EXPANSION**  
**19,800 sf**  
Built in 1976; 18' Clear
- 4 WAREHOUSE EXPANSION**  
**20,474 sf**  
Built in 1981; 22' Clear

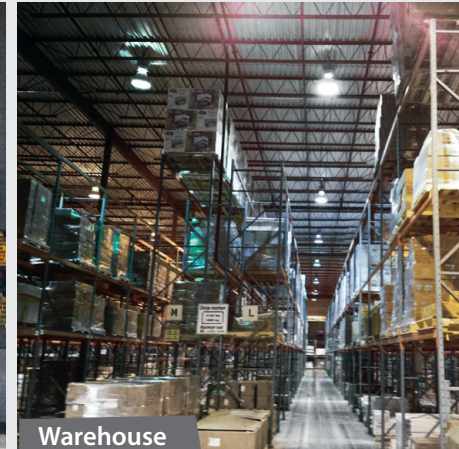


- 5 WAREHOUSE EXPANSION**  
**36,713 sf**  
Built in 1985; 22' Clear
- 6 WAREHOUSE EXPANSION**  
**56,685 sf**  
Built in 1988; 24' Clear
- 7 WAREHOUSE EXPANSION**  
**66,341 sf**  
Built in 2005; 27' Clear

## LOCATION



22 Doors



Warehouse

Information herein has been obtained through sources deemed reliable however no warranty is made as to its accuracy and is therefore subject to errors, omissions, change of price, rental or other conditions without notice. As such, this information does not form any part of any future contract and may be altered or withdrawn at any time without notice.

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