



8360

RUE BOUGAINVILLE

MONTREAL, QC

À Louer | For Lease



BUREAUX ET ESPACES INDUSTRIELS | OFFICE AND LIGHT INDUSTRIAL SPACE



FAITS SAILLANTS

- Excellente occasion de louer un espace polyvalent. Idéal pour une salle d'exposition, un entrepôt ou un bureau juste à côté de l'autoroute Décarie.
- Fenestration abondante offrant une grande luminosité naturelle dans tout l'espace.
- Possibilité d'affichage incroyable dans un secteur très achalandé offrant une visibilité maximale.
- Vaste stationnement extérieur
- 2 portes d'entrée

HIGHLIGHTS

- *Versatile space ideal for showroom, warehouse, or office just steps away from the de la Savane metro station.*
- *Abundant fenestration provides great natural throughout the space*
- *Incredible signage opportunity in a high traffic area provides maximum visibility*
- *Ample exterior parking*
- *2 drive-in doors*

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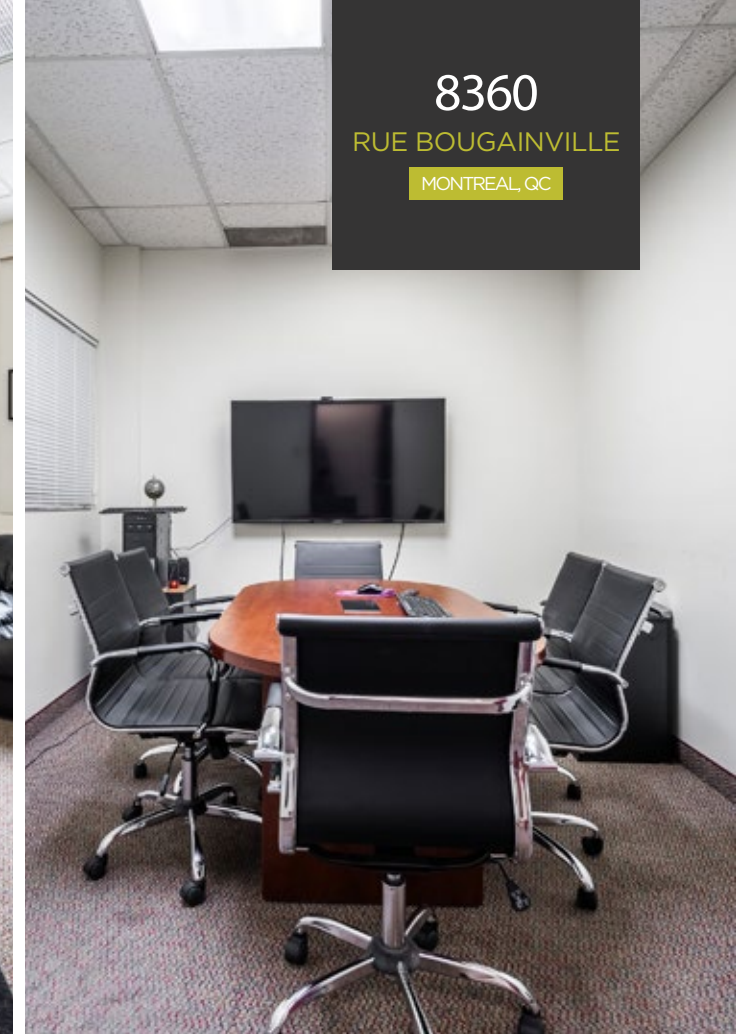
INFORMATIONS FINANCIÈRES *FINANCIAL INFORMATION:*

Entrepôt	+/- 7 700 PI. CA.
Bureau	+/- 7 700 PI. CA.
Loyer brut	Veillez contacter
Loyer supplémentaire	Inclus
Électricity	Au Compteur
Disponibilité	30-90 jours

Warehouse Space	+/- 7,700 SQ. FT.
Office Space	+/- 7,700 SQ. FT.
Gross Rent	<i>Please Contact</i>
Additonal Rent	<i>Included</i>
Electricity	<i>Metered</i>
Availability	<i>30-90 days</i>



Deux portes d'expédition avec entrée en voiture
Hauteur de plafond de 12 pieds



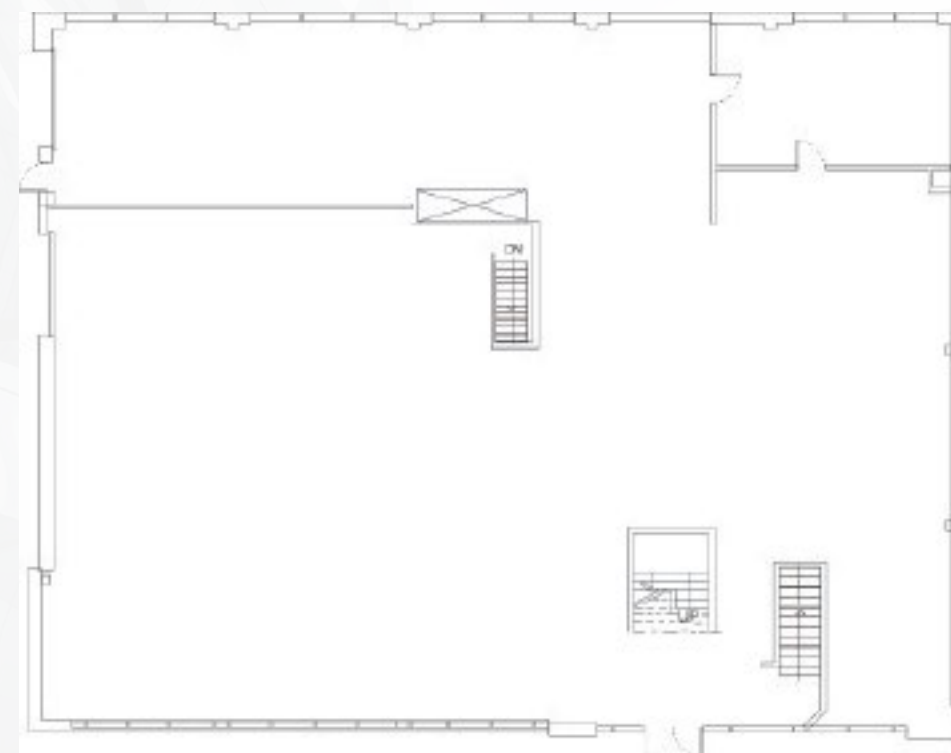
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Two drive-in shipping doors
Clear ceiling height of 12'



PLAN DU REZ-DE-CHAUSSÉE
GROUND FLOOR PLAN



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Walking Distance Driving Distance

Accès | Access

NEAREST METRO STATION

De la Savane 1 mins | 96 m
Namur 14 mins | 1 km

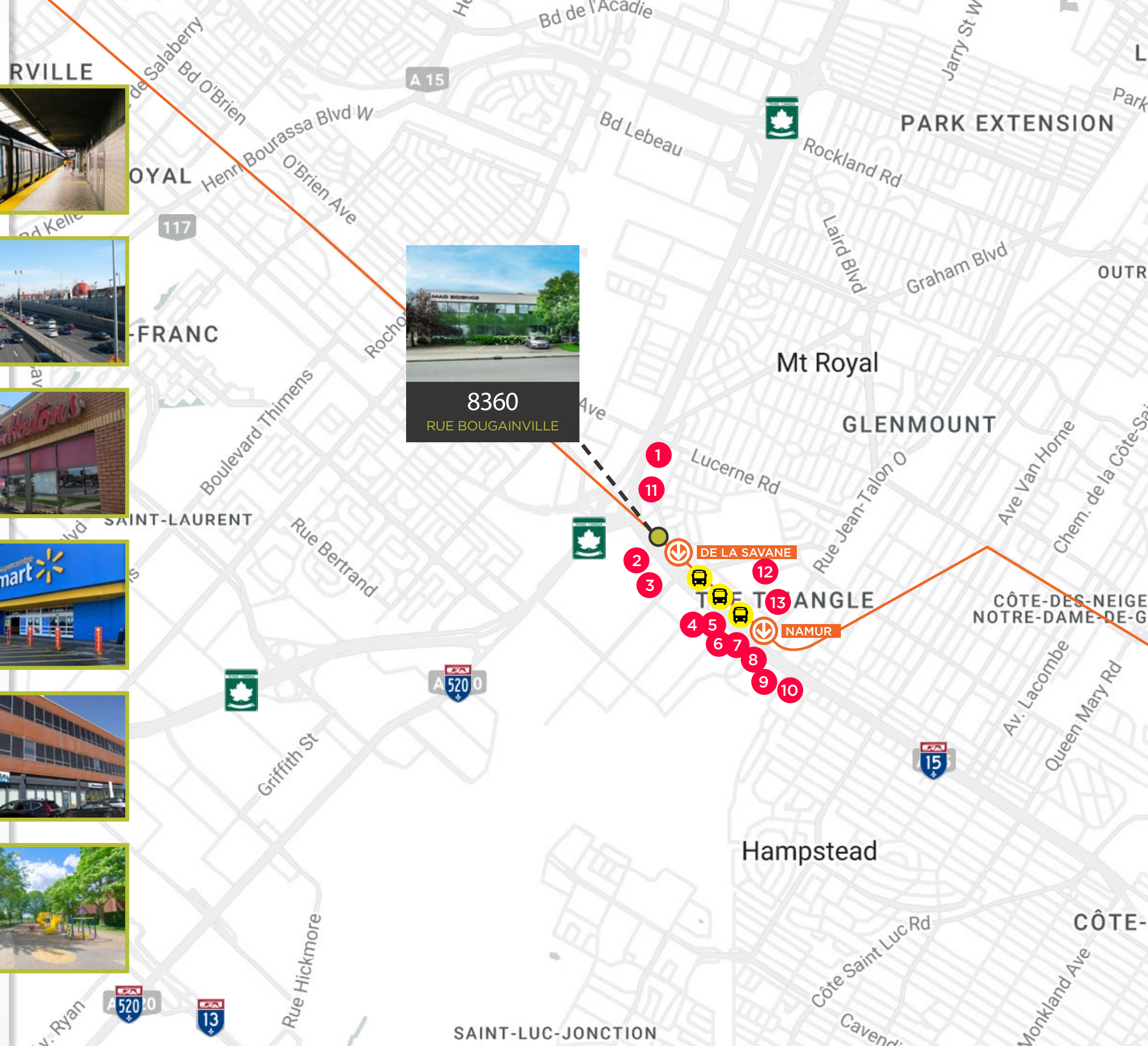
LIGNE D'AUTOBUS | BUS LINE

Décarie / De la Savane 5 mins | 300 m
Décarie / Ferrier 8 mins | 550 m
Paré / Mountain Sights 12 mins | 900 m

AUTOROUTE | HIGHWAY

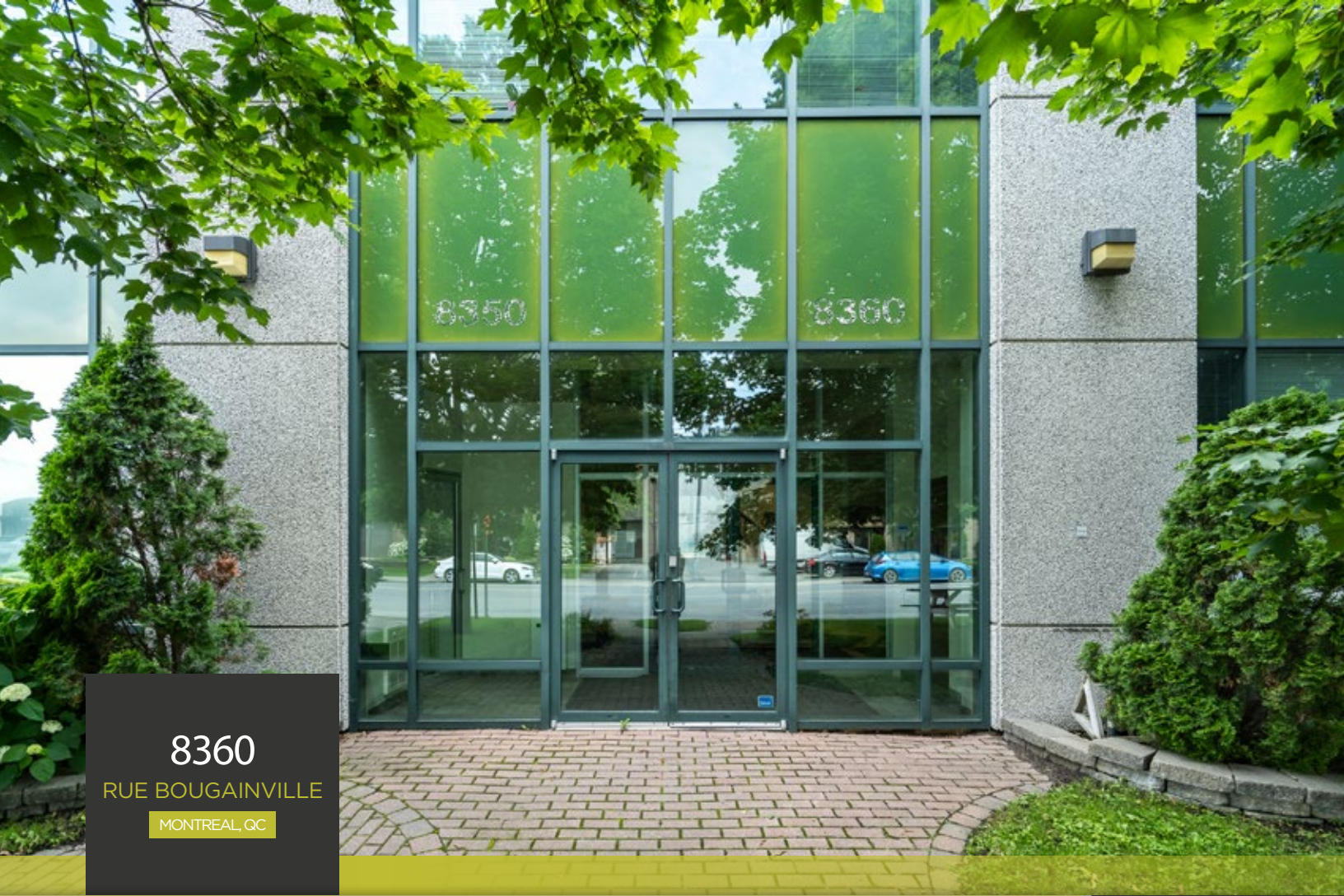
A40 1-2 mins | 540 m
via Manella Rd.
A15 5 mins | 3.1 km
via Chem. de la Côte de Liesse

- 1 Carré Lucerne
- 2 Royalmount Shopping Mall
- 3 TD Canada Trust
- 4 Tesla-Montreal
- 5 Gibeau Orange Julep
- 6 McDonald's
- 7 Tim Hortons
- 8 Burger King
- 9 Walmart Supercentre
- 10 Carre Decarie Shopping Mall
- 11 Centre Medical Sante Mont Royal
- 12 Savane Park
- 13 Montreal Police Station 26



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**POUR PLUS D'INFORMATIONS, VEUILLEZ CONTACTER:
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