



TWINSTONE
CAPITAL HOLDINGS



LABONTÉ × CREAMER
Proulx, Vadnais & associés inc. / Agence immobilière

FOR RENT



📍 Lot 6 671 140, du Golf & de l'Aigle, St-Eustache (Québec)

LABONTECREAMER.CA

MARTIN CREAMER

Immobilier Martin Creamer inc.
Commercial Real Estate Broker

514 602-9471

MCREAMER@PROVAD.CA

FOR RENT

 Lot 6 671 140, du Golf & de l'Aigle, St-Eustache (Québec)

INDUSTRIAL UNIT FOR RENT

UNIT 1

Ground floor: +/- 13 813 ft²
Second floor: +/- 1 838 ft²
Total: +/- 15 651 ft²
Loading docks: 2
Garage doors: 1 (14x14)
Parking spaces: 20 (shared)
Height: 28 ft

UNIT 2

Ground floor: +/- 13 751 ft²
Second floor: +/- 1 830 ft²
Total: +/- 15 581 ft²
Loading docks: 2
Garage doors: 1 (14x14)
Parking spaces: 20 (shared)
Height: 28 ft

UNIT 3

Ground floor: +/- 14 650 ft²
Second floor: +/- 1 950 ft²
Total: +/- 16 600 ft²
Loading docks: 2
Garage doors: 1 (14x14)
Parking spaces: 20 (shared)
Height: 28 ft

UNIT 1-2

Ground floor: +/- 27 564 ft²
Second floor: +/- 3 668 ft²
Total: +/- 31 232 ft²
Loading docks: 4
Garage doors: 2 (14x14)
Parking spaces: 48 (shared)
Height: 28 ft

UNIT 1-2-3

Ground floor: +/- 42 214 ft²
Second floor: +/- 5 618 ft²
Total: +/- 47 832 ft²
Loading docks: 6
Garage doors: 3 (14x14)
Parking spaces: 60 (shared)
Height: 28 ft

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CHARACTERISTICS

RENT

PRICE

Contact the broker

OPERATIONAL COSTS:

INCLUSIONS

- Property taxes
- School tax
- Building Insurance
- Maintenance/repair of the interior/exterior of the building and the grounds
- Condominium fees

EXCLUSIONS

- Concierge
- Housekeeping
- Energy
- Maintenance/repair of interior building structures

CADASTRAL REGISTER

6 671 140

MAIN POWER SUPPLY

Volts: 600 / Amp: 600

SPRINKLERS

Yes

ZONING

Industrial

HEATING

Electric/gas

CHARACTERISTICS

- Project to be built by Guimond Construction
- Near Highway 640
- Project executed by Twinstone

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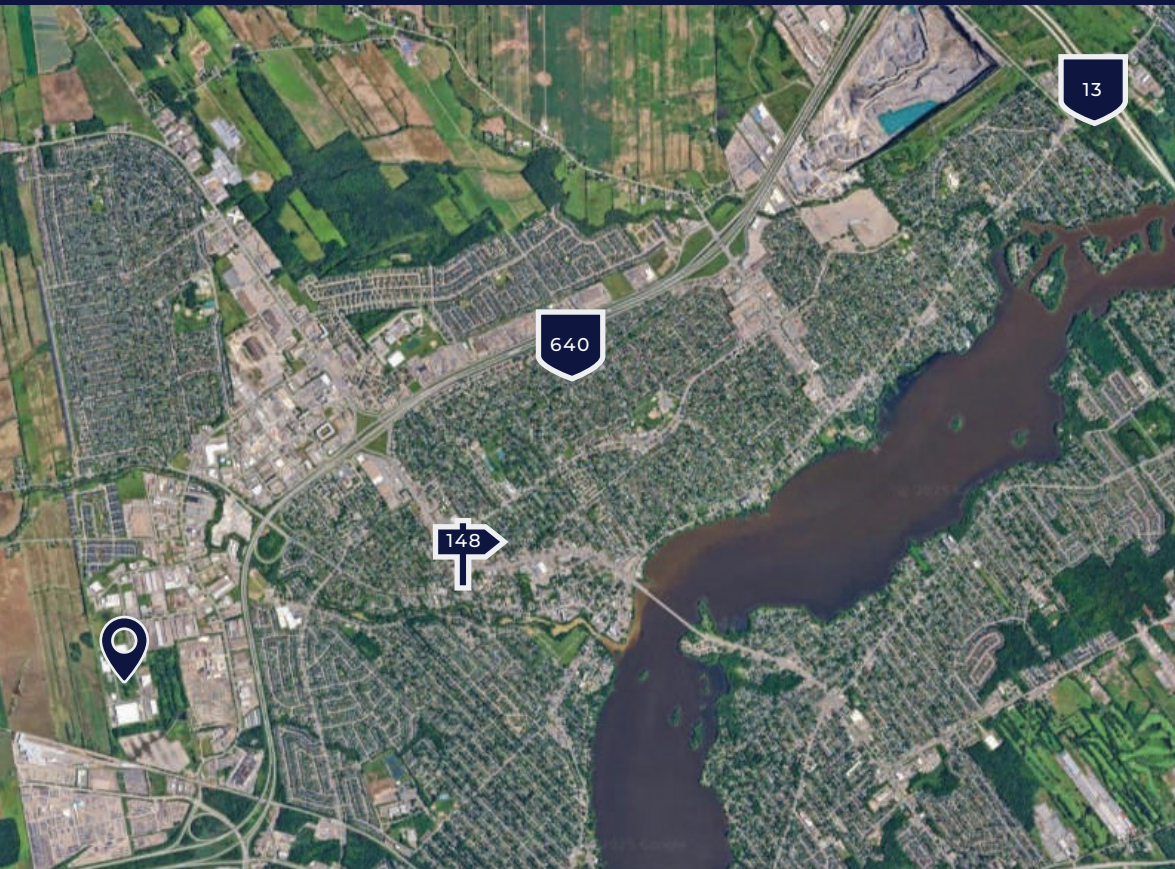
PHOTOS



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LOCATION



640 **HIGHWAY 640**
0,85 km

13 **HIGHWAY 13**
7,37 km

148 **ROUTE 148**
2,41 km

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