

FOR SUBLEASE

MONTREAL (SAINT-LÉONARD)

8453-8455, Langelier boulevard

COMMERCIAL

± 29,199 ft²



Marie-Andrée DEMERS

Real Estate Broker
ma.demers@intercomsi.com

Robert CONSTANTIN

Certified Real Estate Broker AEO
r.constantin@intercomsi.com



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

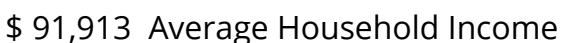
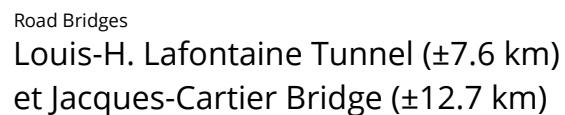
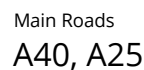
450 655-1334

   intercomsi.com

100

-

DEMOGRAPHY 3 km Radius



 MARIE-ANDRÉE DEMERS
450 655-1334

2



GENERAL INFORMATION

Base Rent	\$ 14.35 / ft ²
Additional Rent	\$ 2.00 / ft ²
Electricity / Energy	Excluded
Parking (shared)	Ample
Availability	Immediate
End of lease	October 2026

AVAILABLE AREA

(approximate)

Total	±29,199 ft ²
Warehouse	±24,199 ft ²
Selling area	±5,000 ft ²

POINTS TECHNIQUES



Construction
1963



Lot #
1 335 194



Zoning
Commercial



Sprinklers
Yes



Air conditioning
HVAC



Loading docks
2



Drive-in door
1

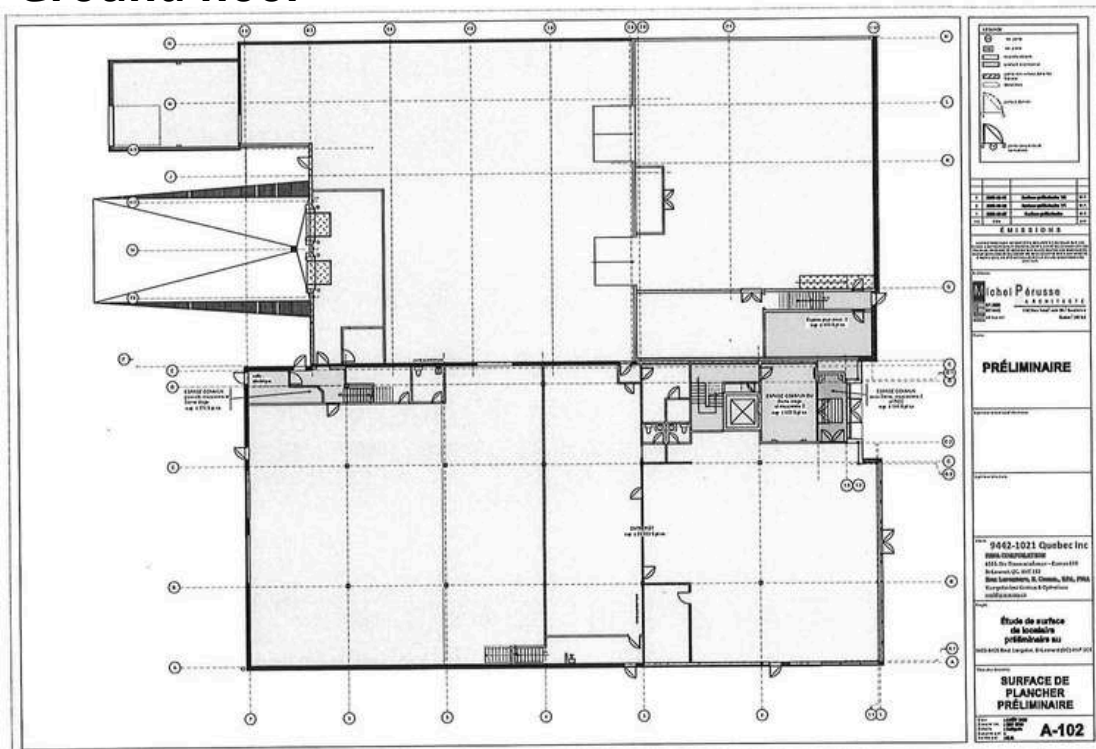


MARIE-ANDRÉE DEMERS
ma.demers@intercomsi.com

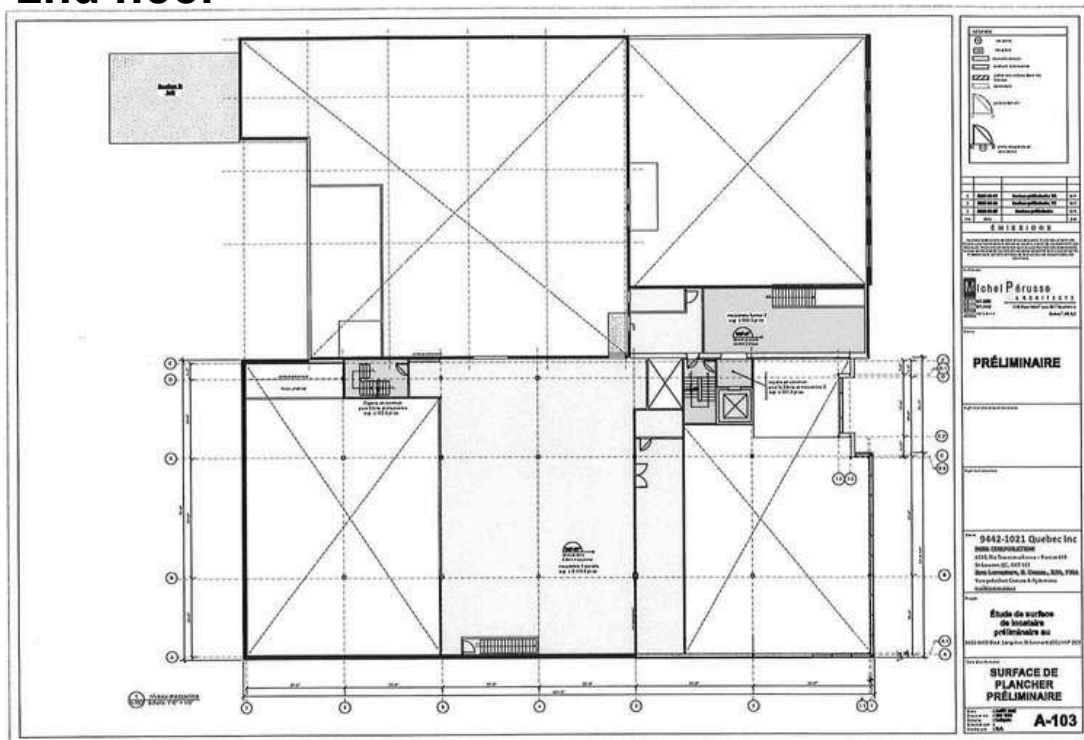
ROBERT CONSTANTIN
r.constantin@intercomsi.com

PLAN

Ground floor



2nd floor



A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



Marie-Andrée
DEMERS



Robert
CONSTANTIN

Partner
Real Estate Broker
ma.demers@intercomsi.com

Certified Real Estate Broker AEO
r.constantin@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

This document has been prepared by Intercom Services Immobiliers for advertising and general information only. Intercom Services Immobiliers assumes no responsibility for any error or whatsoever omission. This information is submitted to the best of our knowledge and is subject to change without notice. This publication is the copyrighted property of Intercom Services Immobiliers and/or its licensor(s) © 2025 All rights reserved

August 19th, 2025