



MONDEV

FULLY AIR-CONDITIONED
INDUSTRIAL SPACE

FOR RENT
IN MILE-EX

DISTRICT
BEAUMONT

6833, de l'Épée avenue,
Montreal, Quebec



Flex Industrial space
with ample parking



Brick and Beam
style finishings



Metro stations
Parc & Acadie

PROPERTY OVERVIEW

Zoning	Industrial
Warehouse Area	± 7,155 sq. ft.
Clear Height	11'
Shipping doors	3 TL
Air conditioning	Fully AC
Freight elevator	Yes

Parking	Interior \$175/month (1,150 sq. ft.)
	Exterior \$125/month (1,150 sq. ft.)
Lighting	LED
Rental Rate	\$16,00 Net
Availability	Immediate

3 Loading docks



RARE GROUND FLOOR
INDUSTRIAL SPACE
7,155 sq. ft.

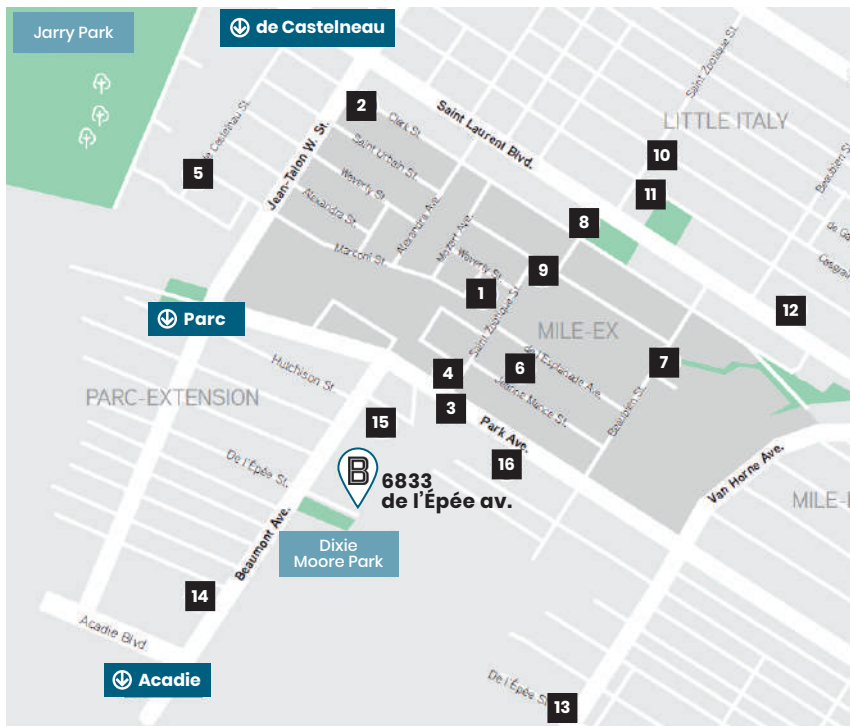
de l'Épée avenue

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NEARBY AMENITIES



Bars / Cafés

1	Bar Alexandraplatz
2	Brasserie Harricana
3	Café Cicchetti
4	Café Dispatch

Restaurants

5	Café St-Henri
6	Le Mile-Ex
7	Le Diplomate
8	Dinette Triple Crown
9	Tricot Principal
10	Bottega
11	Impasto
12	Pastaga
13	Damas
14	Beau Mont
15	Denise Bar à vin
16	Taverne Atlantic

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**AVAILABLE
IMMEDIATELY!**

VERONIK BASTIEN

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Commercial Real Estate Broker
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