

Louis-Blériot Street, Mascouche

Available Space

Condos Industriels Mascouche



MONTONI

Key Features

Industrial Space Available Immediately 15,167 sq. ft.

2025

Year of
Construction

28'

Clear Height
of the Warehouse

1

Loading Dock Door

15

Electric Vehicle
Parking Spaces

79

Car Parking Spaces

This space offers 15,167 sq. ft. of space,
ideal for meeting your business needs.



A Strategic Location for Your Growth



100km

from the U.S. border and close to the Ontario market, providing strategic access to North American markets.



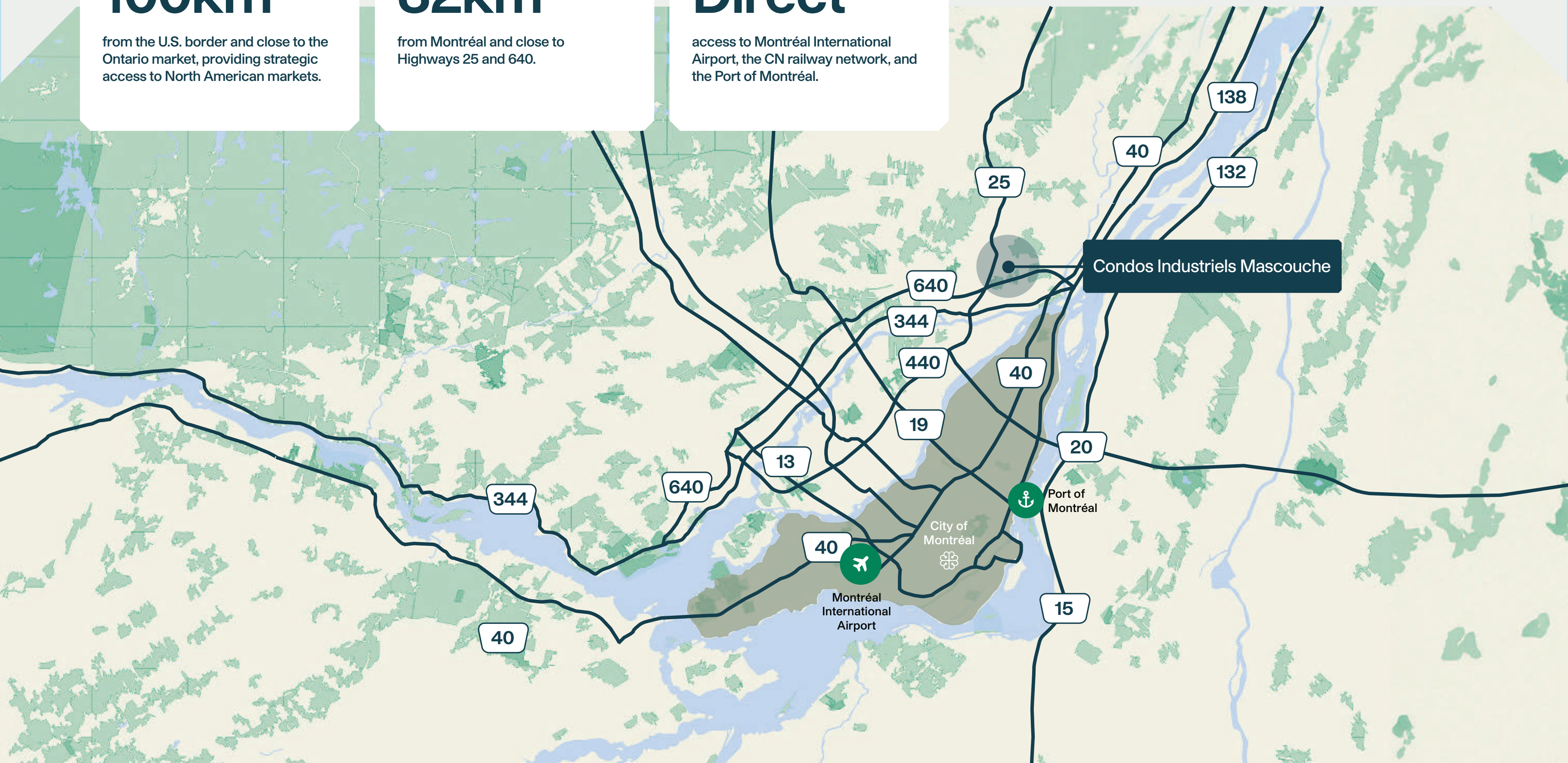
32km

from Montréal and close to Highways 25 and 640.



Direct

access to Montréal International Airport, the CN railway network, and the Port of Montréal.



Why is Mascouche the ideal location to grow your business?



51,183

residents in the area

A growing population base, up 9.6% since 2016, in the heart of Montréal's North Shore.



29,010

Active Workforce

A diverse workforce supporting the manufacturing, commercial, professional, and logistics sectors.



68,800\$

Median After-Tax Income

A growing local market with increasing purchasing power, with a 10.3% increase in median income since 2015.



+2000

Businesses

An established industrial and commercial ecosystem in the heart of Montréal's North Shore, with strategic access to highway and rail networks.

Purchase Your Industrial Condo Today

Turn Your Building into a Growth Driver



Gain

Control. Adapt Your Space to Your Needs.



Create

Value. Benefit from Your Asset's Appreciation.



Invest

in Your Business. Turn Your Payments into Equity.



Stabilize

Your Costs. Protect Yourself from Rent Increases.



A Space Designed for Your Operations



1

Loading Dock Door
per Unit



79

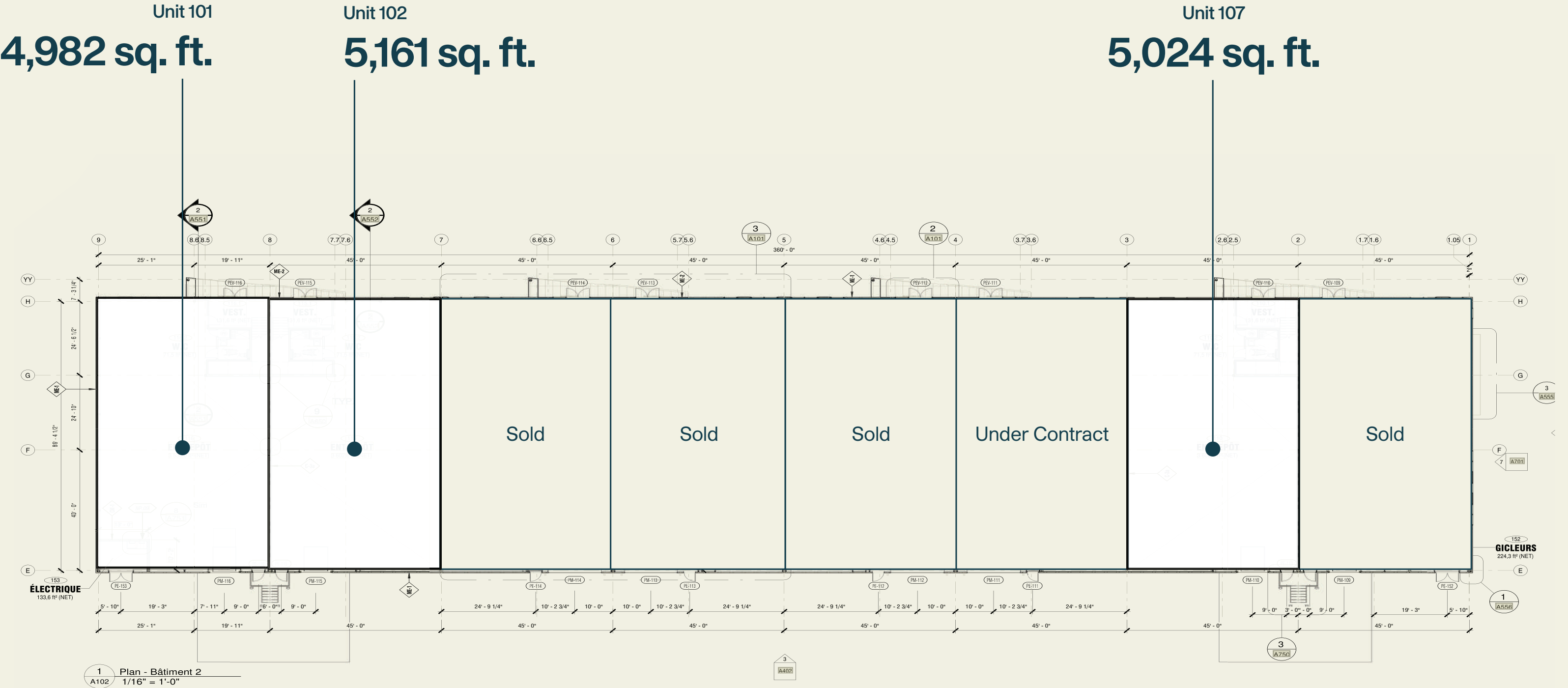
Car Parking Spaces.

Condos Industriels
Mascouche Building 2

Condos Industriels
Mascouche Building 1



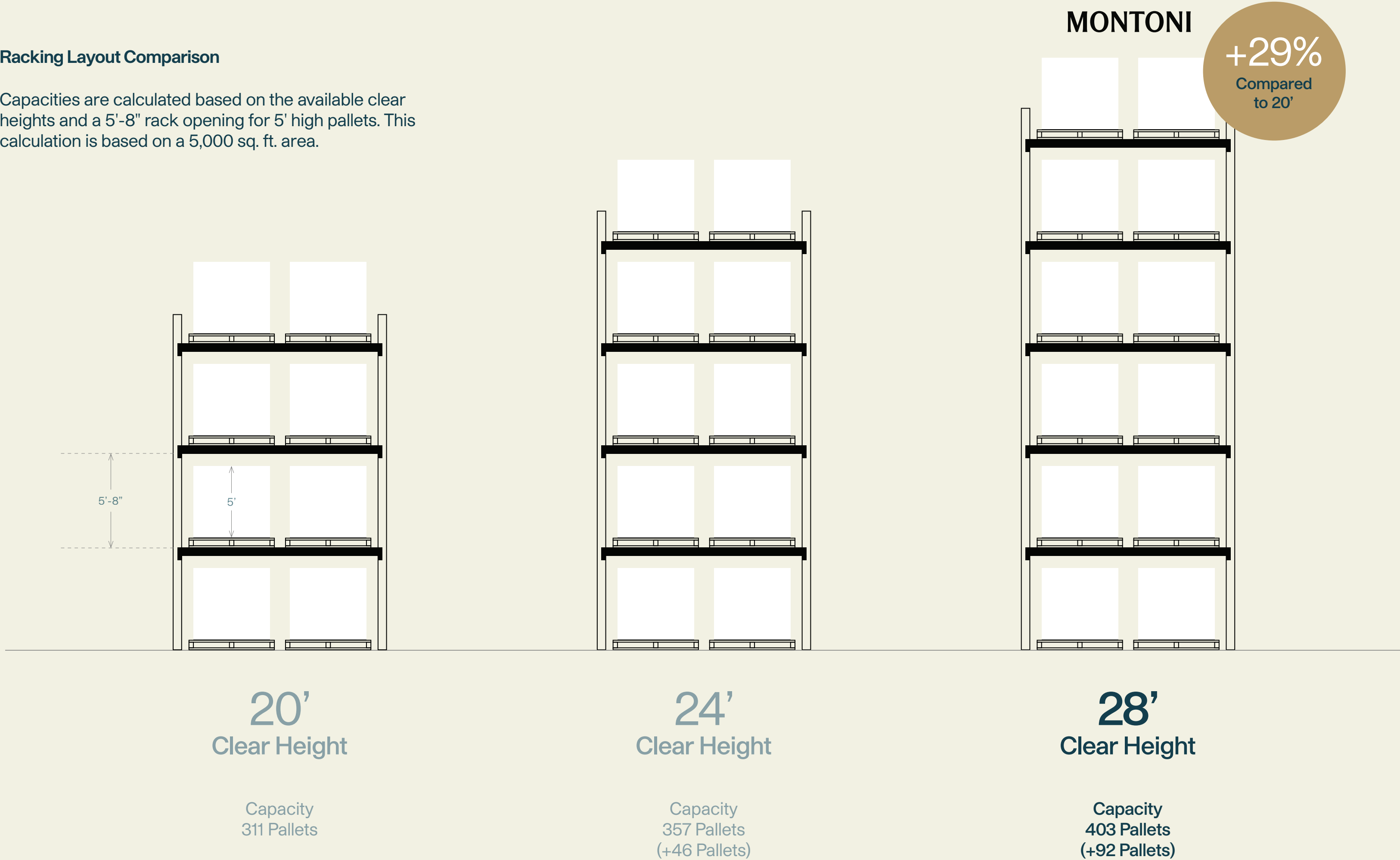
Building 2 Features and Floor Plan



Optimized Height, Maximized Space

Racking Layout Comparison

Capacities are calculated based on the available clear heights and a 5'-8" rack opening for 5' high pallets. This calculation is based on a 5,000 sq. ft. area.



Industrial Projects Combining Profitability and Sustainability



15%

Energy Savings



30%

Reduced Potable Water Consumption



Green

Spaces for Employees



Improved

Productivity Through Natural Light and Outdoor Views

Condos Industriels Mascouche

Discover a Space Designed to Support Your Business Growth

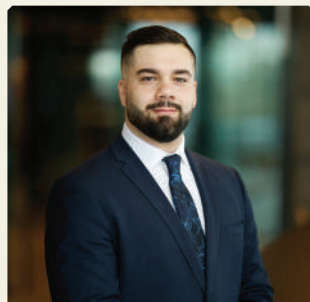


Contact us



Alexandre Bouchard

Leasing Manager
abouchard@groupeмонтони.com
438.686.3060



Michael Massotti

Business Development Specialist
mmassotti@groupeмонтони.com
450.541.0562

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