



BGO
Properties

**4500
COUSENS**



4500 COUSENS

- Built in 1988
- Building area: 100,941 sq.ft.
- Clearance height 24 ft.
- 14 truck level doors
- Electric system: 2 000 amps/600 volts
- 8% office space
- Vast exterior parking
- Strategic location in proximity to highways 13, 15 & 520
- A few minutes from Montréal-Trudeau International Airport

**PROMO: 1.5X commission
for transactions of 5 years +**



STRATEGIC LOCATION



Easy access from highways 40 and 13



6 minutes from Montréal-Trudeau International Airport



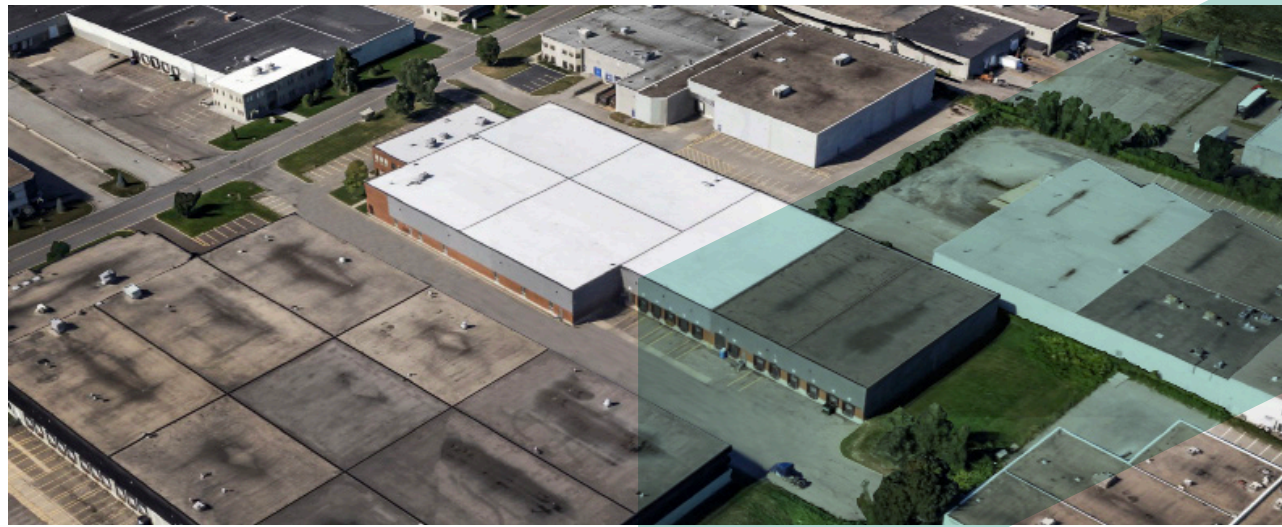
30 minutes from downtown Montreal and 15 minutes from Laval



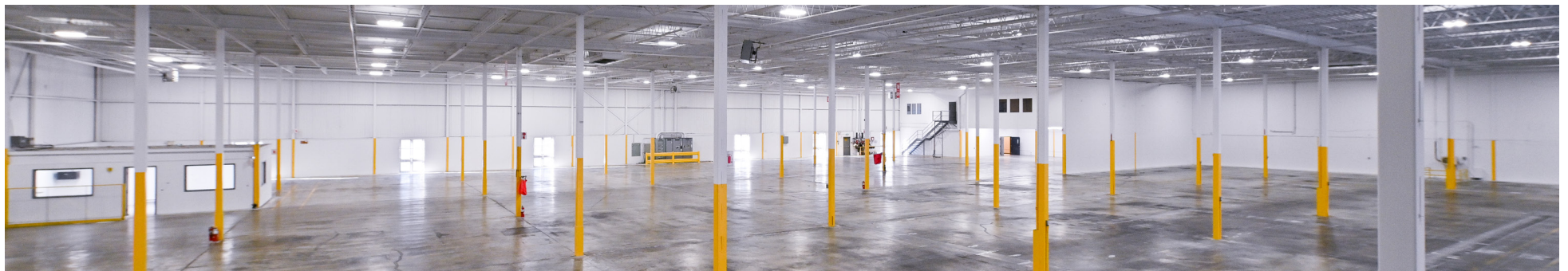
Buses a few steps away
Metro: 14 minutes from Collège station



AERIAL VIEWS



AN EXCEPTIONAL MULTIFUNCTIONAL SPACE

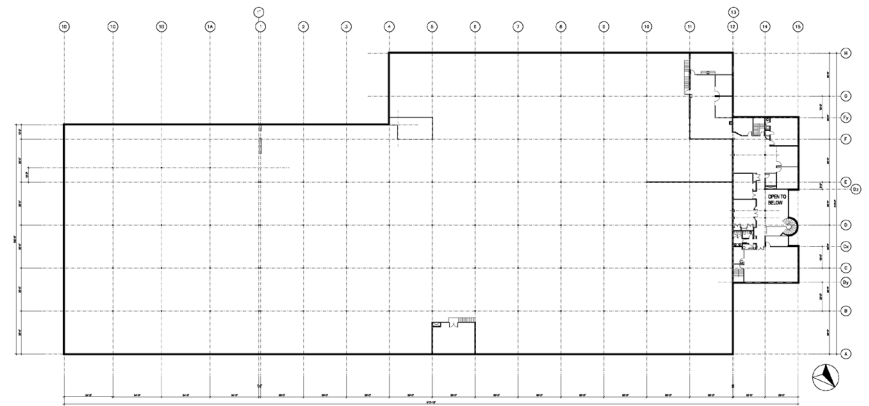
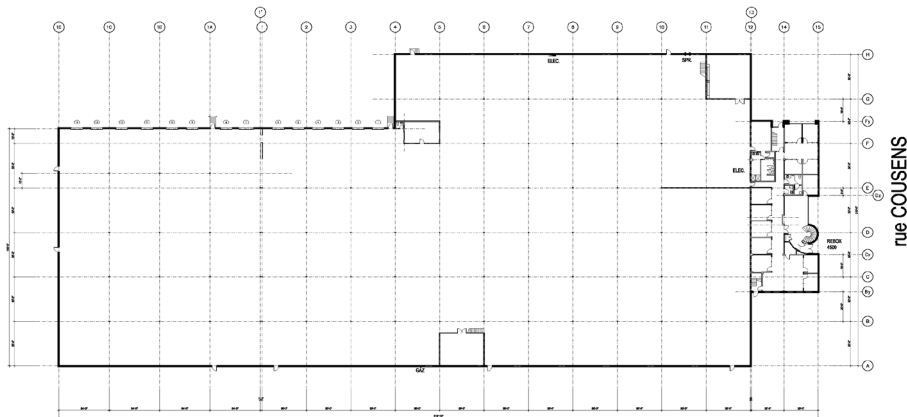


4500 COUSENS

100,941

SQ FT

4 500 Cousens offers a total area of 100,941 square feet, including nearly 8,000 square feet of office space, a clear height of 24 feet, and 14 truck level doors. The building is strategically located near major highways and Montreal-Trudeau International Airport.



ADDITIONAL RENT 2025

Total \$ 6.32

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