

8580 Esplanade

8580, avenue de l'Esplanade
Montréal (Québec)

Built in 1955

Total Area 72,675 sq. ft.

3 Floors including semi windowed basement level

Freight Elevators 2 Freight elevators (Otis and Turnbull)
1 Hydraulic lift.

Windows The window glazing on the 1st and 2nd floors is single and double-paned IGUs (insulated glass units) mounted in metal frames. The building is also equipped with four (4) skylights noted on the South side of the roof near the warehouse.

Structure Reinforced concrete (columns, beams and floor decks).

AC AC is provided by packaged rooftop units.

Heating The heating is mainly provided by packaged rooftop units. Two gas fired boilers provide the peripheral heating of the buildings.

HVAC Hours 7:00 am to 6:00 pm

Electricity The property is supplied by Hydro Quebec via underground cables. 2 ITE switch panels, both rated 400A/600V, exist in the property.

Fire Detectors Fire alarm system includes manual pull stations, smoke detectors, alarm bells and a main fire alarm panel (Siemens).

Shipping & Receiving The property is equipped with two offset loading docks located on the North façade of the building and two offset loading docks located on the South façade. All docks are equipped with docking cushions, rubber bumpers and dock levelers.



300 Exterior Parking Stalls



Walking distance to
Marché Central



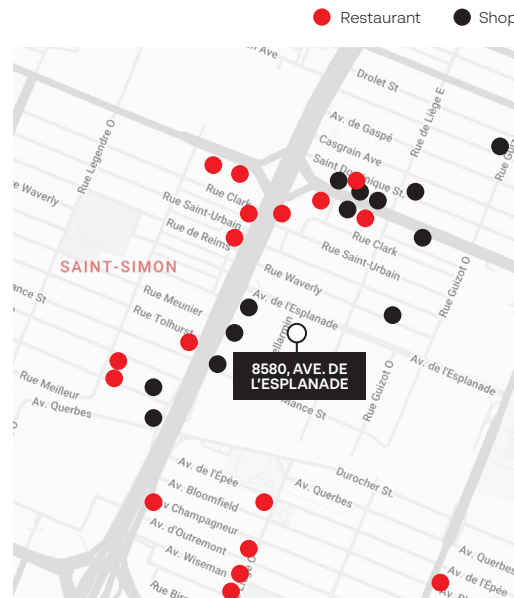
Metro Station
Crémazie & De Castlneau



Highway Access
Metropolitain



Neighbourhood
800 meters to Jarry Parc



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