

# 225 Liège Ouest

225, rue de Liège Ouest  
Montréal (Québec)

Built in 1953

**Total Area 231,394 sq. ft.**  
4 storey multi-tenant industrial

<b>Freight Elevators</b>	Loading dock and shipping facilities located behind building
<b>Structure</b>	Concrete frame
<b>Elevators</b>	The building is provided with one (1) passenger elevator and two (2) freight elevators that were installed by Armor in 1953. A new controller, AC motor and solid-state electronic VVVF drives for passenger elevator were installed in 2005.
<b>Air Conditioning</b>	A mix of split units with roof mounted condensers and rooftop units are used to air conditioned the spaces via conventional steel or fabric ducts.
<b>Heating</b>	Heating for the building is supplied by either suspended unit heaters in the basement and most of the ground floor or wall mounted radiators on part of the ground floor and all of the upper floors. The unit heaters and radiators are fed steam from a single natural gas, cast iron steam boiler located in the basement mechanical room along with the condensate receiving tank. The Smith boiler, model 28A, with capacity of approximately 3400 MBH, dates from 2006.
<b>Electric Supply</b>	The building is serviced by one electrical entry (600 Volts) which is supplied by Hydro Quebec via pole-mounted transformers.
<b>Lighting</b>	In general, lighting is provided by T8 or T12 fluorescent fixtures in the manufacturing/warehousing areas. Decorative LED and fluorescent lighting fixtures have been installed in some of the office areas as part of the tenants fit-up of their spaces. Exterior light fixtures consist of wall packs installed on the exterior facades of the building.
<b>Sprinklers</b>	The entire building is protected by a wet sprinkler system, fire alarm system, emergency exit signs and fire extinguishers.



**145 Exterior Parking Stalls**



**Maintenance Personnel on Site**



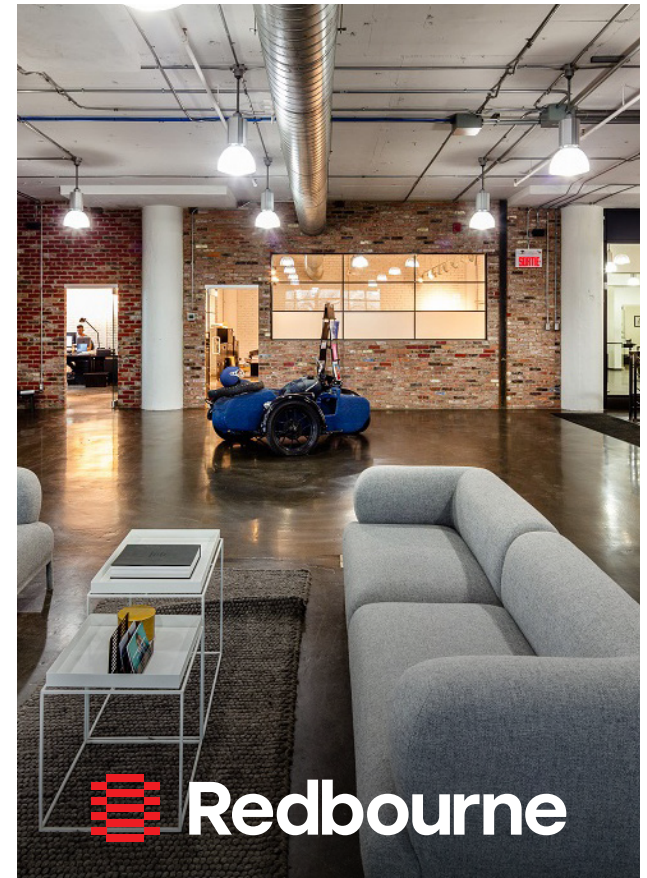
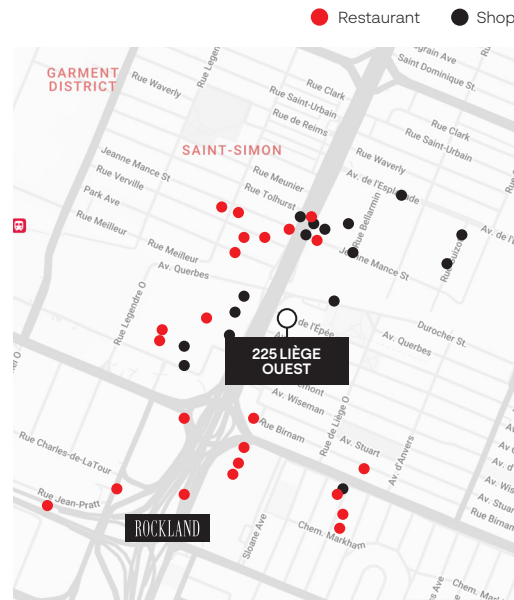
**24/7 Access**



**Highway Access**  
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