

11001 Secant Street (Parkway), Anjou, QC, H1J 1R6



Industrial space with minimal offices, located in the Anjou industrial park, near the intersection of highway 40 and boulevard Louis-H.-Lafontaine (highway 25). It benefits from quick access to public transport (STM bus network: 28, 39, 364 in front of the local) and other nearby services.

Ideal for manufacturing and/or warehousing, this local has 3 loading docks, 1 drive-in door and an electrical capacity of 600 Amps.

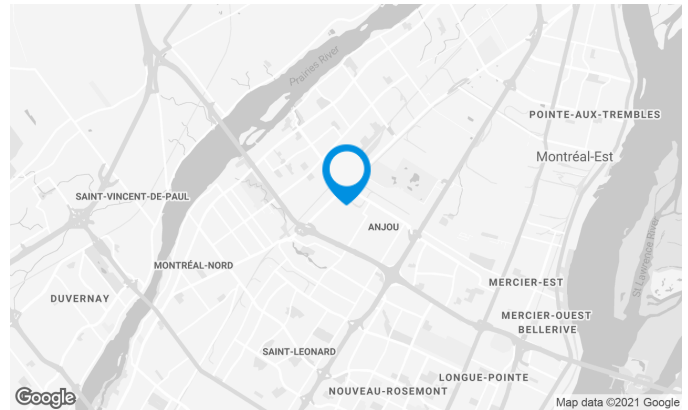


Building characteristics

BUILDING AREA	217,000 ft ²
LAND AREA	245,358 ft ²

BUILDING ACCESSIBILITY

PARKING - OUTDOOR	35
ROAD ACCESS	Highways 25 and 40, Henri-Bourassa Boulevard
BUS	28, 39, 40, 44, 432



John Anthony Tenaglia

LEASE AGENT
LEASING - INDUSTRIAL, MONTREAL AREA

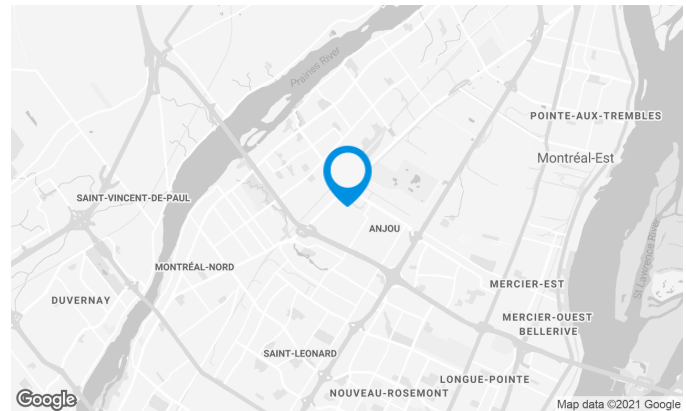
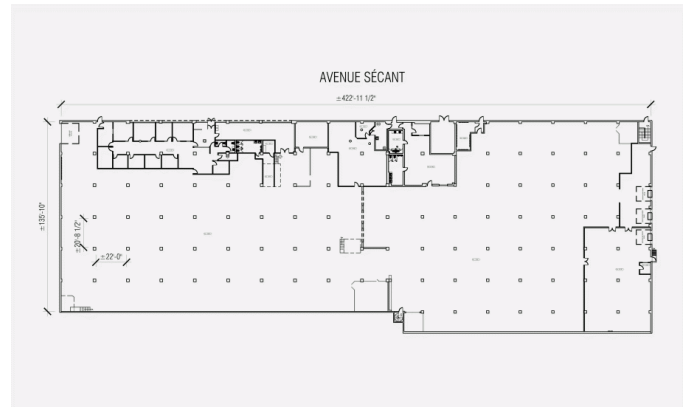
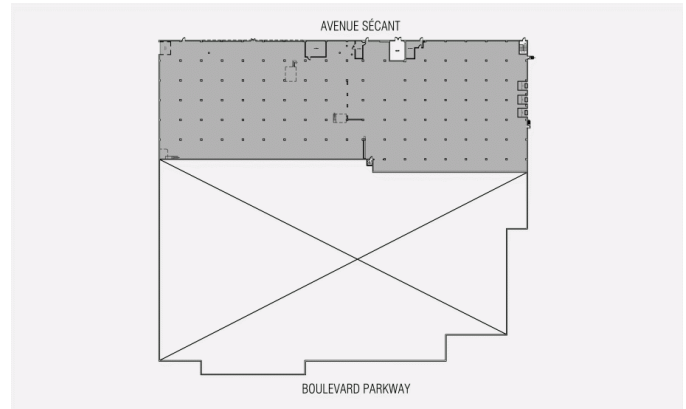
- T** 514 737-3344 #3283
- C** 514 605-5274
- E** JOHNANTHONY.TENAGLIA@COMINAR.COM

Space characteristics

NUMBER OF FLOORS	1
HEIGHT	14'
SHIPPING	3 truck levels 1 drive-in
ELECTRICITY	600 V, 600 A
SPACE BETWEEN THE COLUMNS	20' x 22'

AVAILABLE LEASING AREA: 59,632 FT²

WAREHOUSE	55,397 ft ²
OFFICES	4,235 ft ²
AVAILABILITY	February 2022



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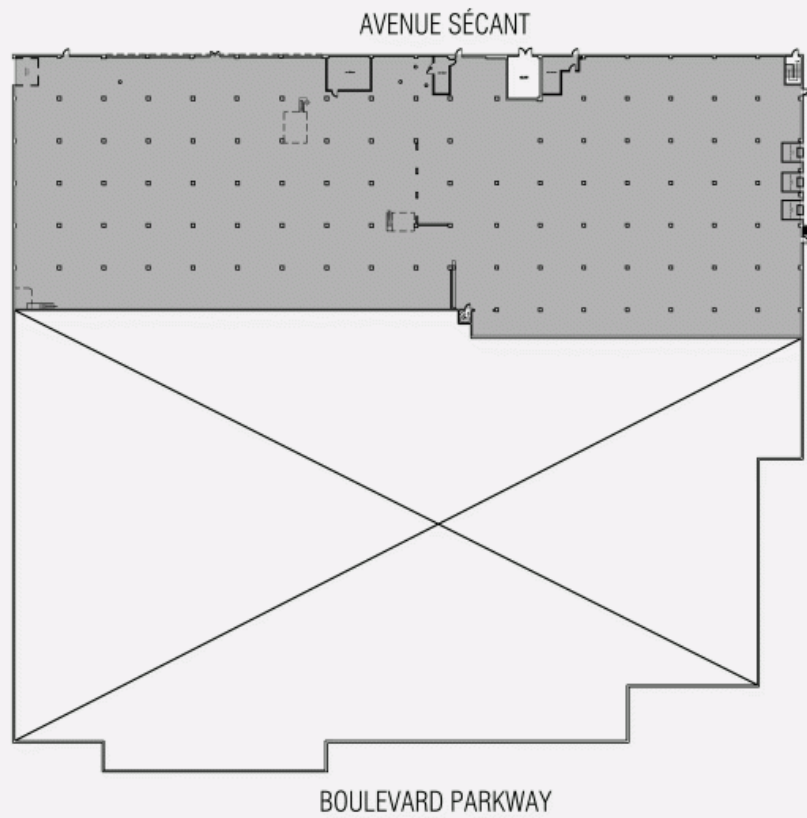
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LOCATION PLAN



LAYOUT PLAN

