

FOR SALE/LEASE



Modern Industrial Facility with High Clearance

Featuring highway visibility, this property is ideal for warehousing, distribution & manufacturing .

3625 av des Grandes-Tourelles | Boisbriand, QC

Vincent **Iadaluca***

Senior Vice President
Real Estate Broker
+1 514 764 2831
vincent.iadaluca@colliers.com

Jean-Marc **Dubé**

Executive Vice President
Real Estate Broker
+1 514 764 2831
marc.dube@colliers.com

Nicholas **Payette**

Associate Vice President
Commercial Real Estate Broker
+1 514 764 2847
nicholas.payette@colliers.com



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Property Overview

Civic Address 3625 Av Des Grandes Tourelles | Boisbriand

Land Area ±176,285 SF

Total Available Area ±30,000 - 88,820 SF

Warehouse Area ±83,427 SF

Office Area ±5,383 SF (on 2 floors)

Clear Height 34' - 47'

Shipping doors
7 Truck Level Doors (10' x 11')
1 Drive In Doors (12' x 14')
1 Compactor Door (10' x 11')

Column Span 36'x30' - 34'x30'

Sprinkler ESFR

Lighting LED

Power 4000A/600V

Zoning
I-1 404
I1: Prestigious Industrial
I2: Light Industrial
C6: Professional and Administrative Services



Additional Rent
\$3.54 PSF



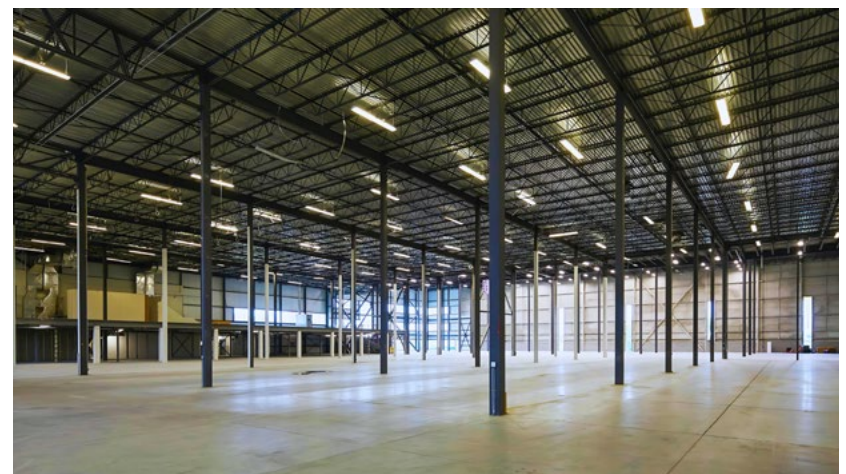
Availability
Immediately



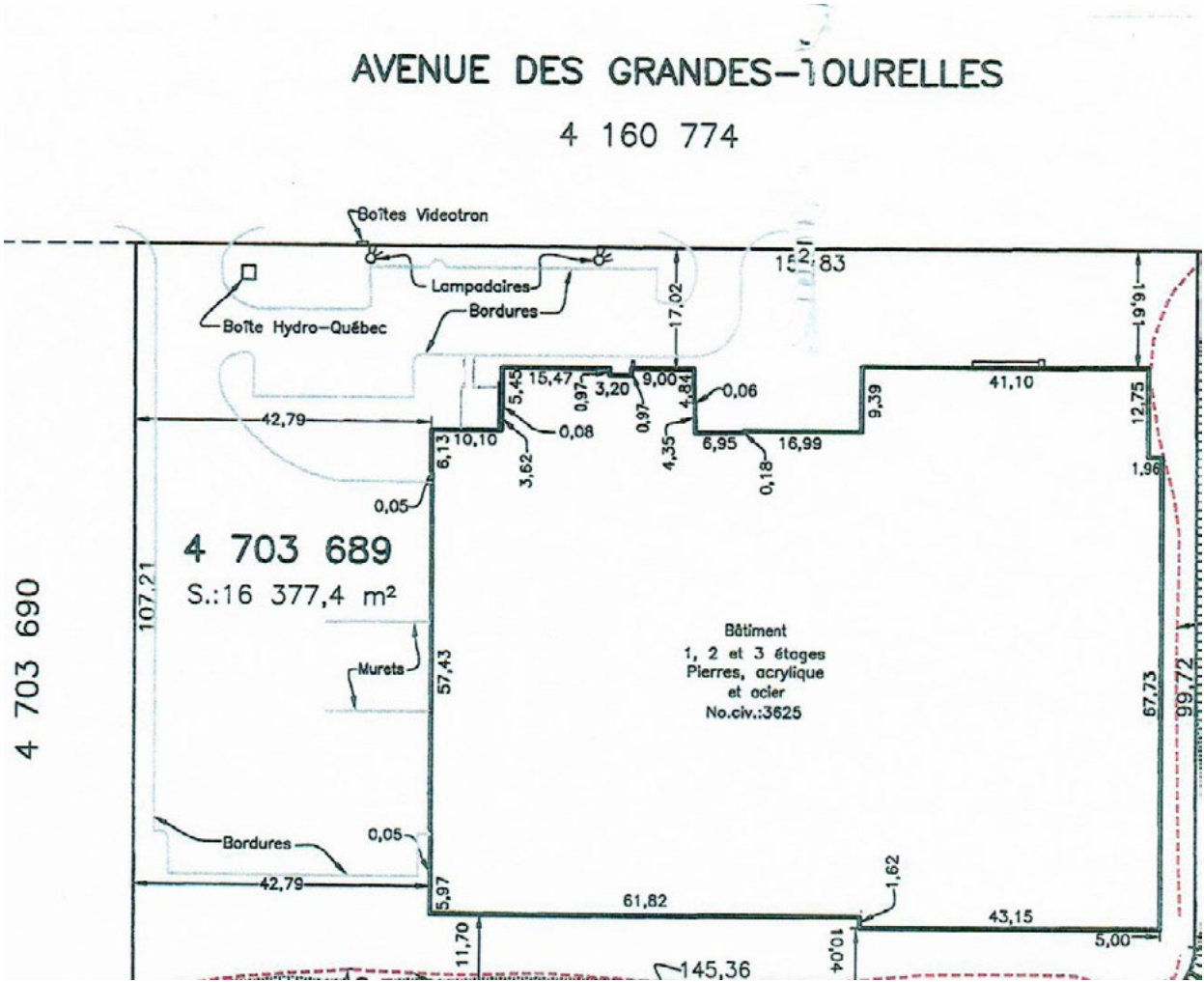
Parking
40 stalls



Several Amenities
Walking distance



Site Plan



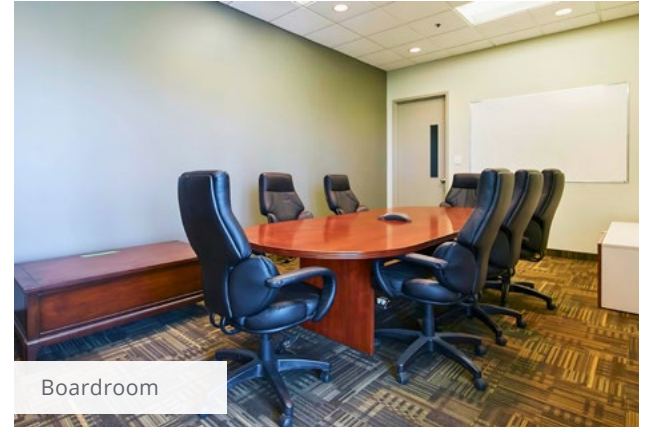
Property *Photos*



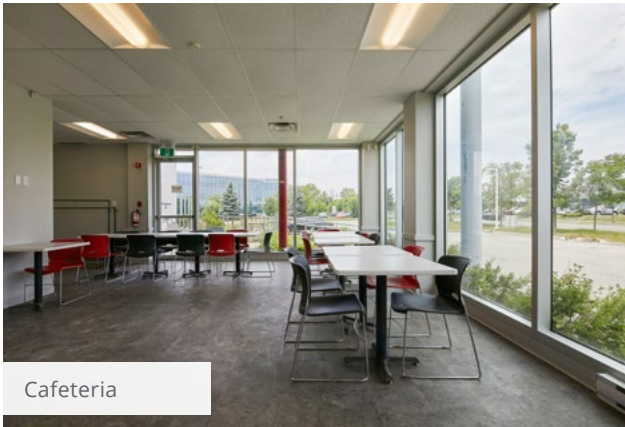
Reception Area



Office Space



Boardroom



Cafeteria



Warehouse



Warehouse



Shipping Area



Shipping Yard

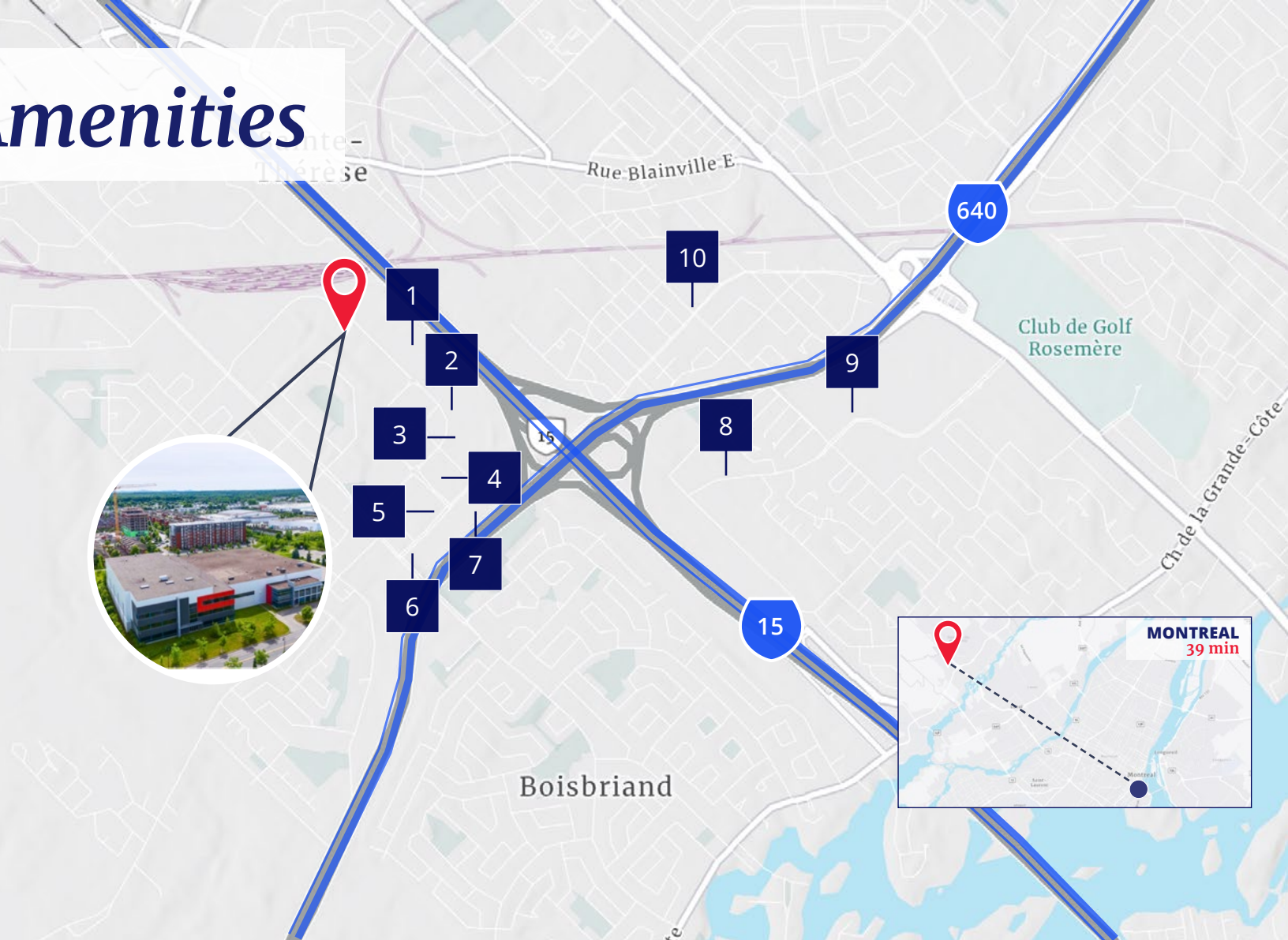


Frontage

Nearby *Amenities*

 **3625 av. des Tourelles**
Boisbriand, QC

- 1 Costco
- 2 Restaurant Boustand
- 3 Restaurant Vertigo
- 4 National Bank
- 5 Microtel Inn & Suites
- 6 Jean-Coutu
- 7 Tim-Hortons
- 8 Rival Boxing Gym
- 9 Canadian Tire
- 10 Esso



Driving Times


640
3 KM | 2 Mins
Highway 640

13
5.6 KM | 8 Mins
Highway 13

15
1 KM | 2 Mins
Highway 15


15 KM | 15 Mins
REM Station
Deux Montagnes


29 KM | 25 Mins
P.E.T Airport


30 KM | 39 Mins
Downtown
Montreal



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*Vincent Iadeluca Real Estate Services Inc.

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