



# 10400 Rue Renaude-Lapointe

Anjou



Industrial Building for Sale

± 111,328 sq.ft.





Total Building Area	± 111,328 sq.ft.
Warehouse	± 94,548 sq.ft.
Office	± 14,895 sq.ft.
Mezzanine	± 1,885 sq.ft.
Land	± 190,754 sq.ft.
Sprinklers	Yes
Heating	
Warehouse	Gas
Office	HVAC

**Rare opportunity to acquire an immaculate property, owned and occupied by Mondou.**

**Strategically located in close proximity to Highway 25, highway 40, and Boulevard Henri-Bourassa — offering excellent connectivity throughout the Greater Montréal area.**

**Situated in a sought-after industrial sector of Anjou, known for its accessibility and business-friendly environment.**

**On-site parking available for staff and visitors.**

**Racking may be included in the sale as an option.**





Truck Level Doors  
11



Drive-In Doors  
2



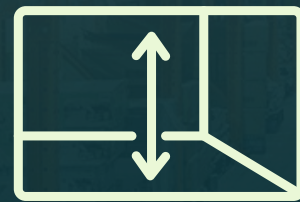
Ample  
Parking



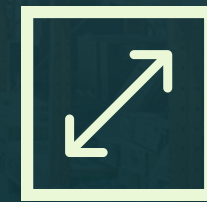
Proximity To Highways  
25, 40



Lighting  
LED



Clear Height  
28'



Column Span  
37'5" x 25'



Year of Construction  
1999

# ZONING

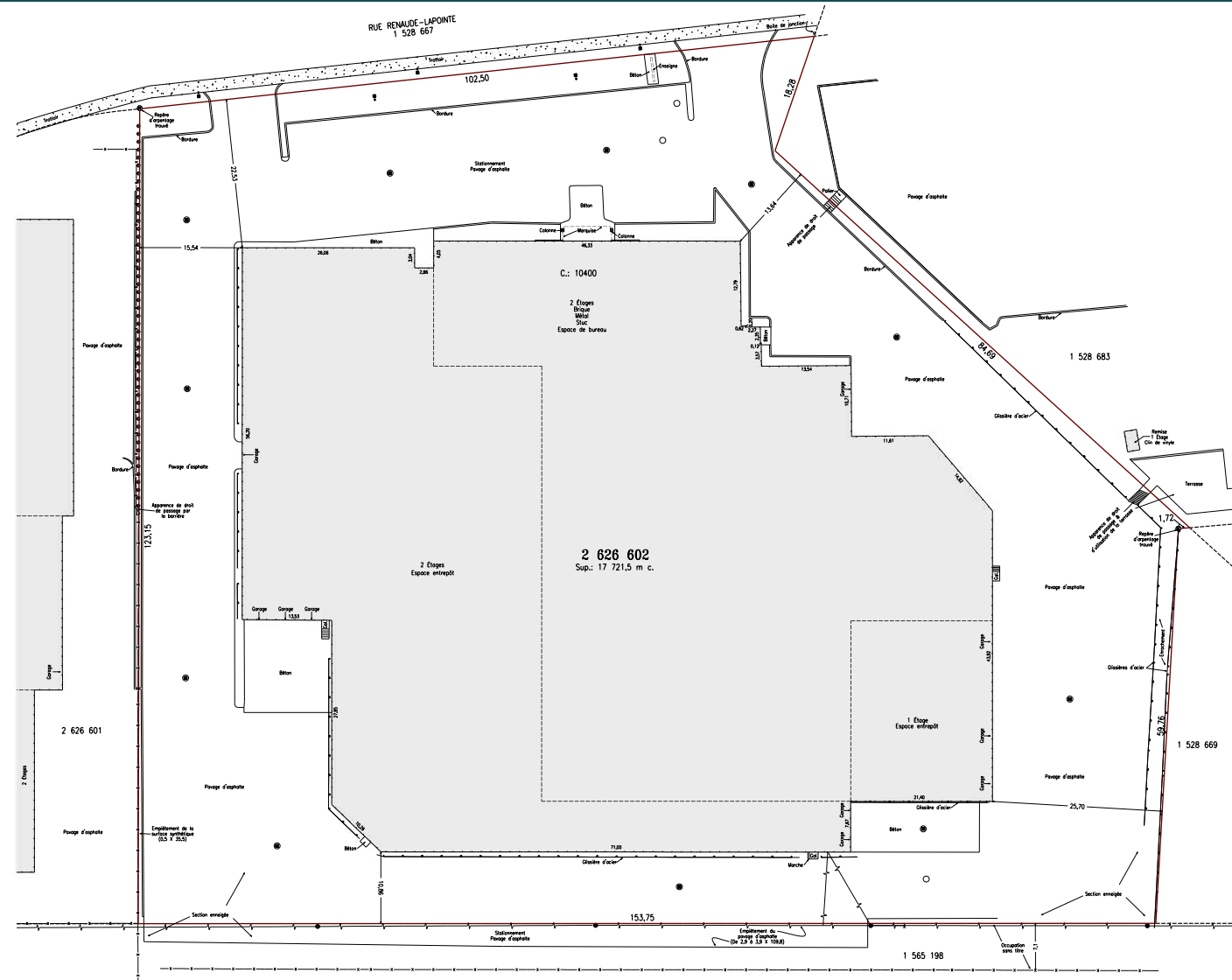
## Zone C-103

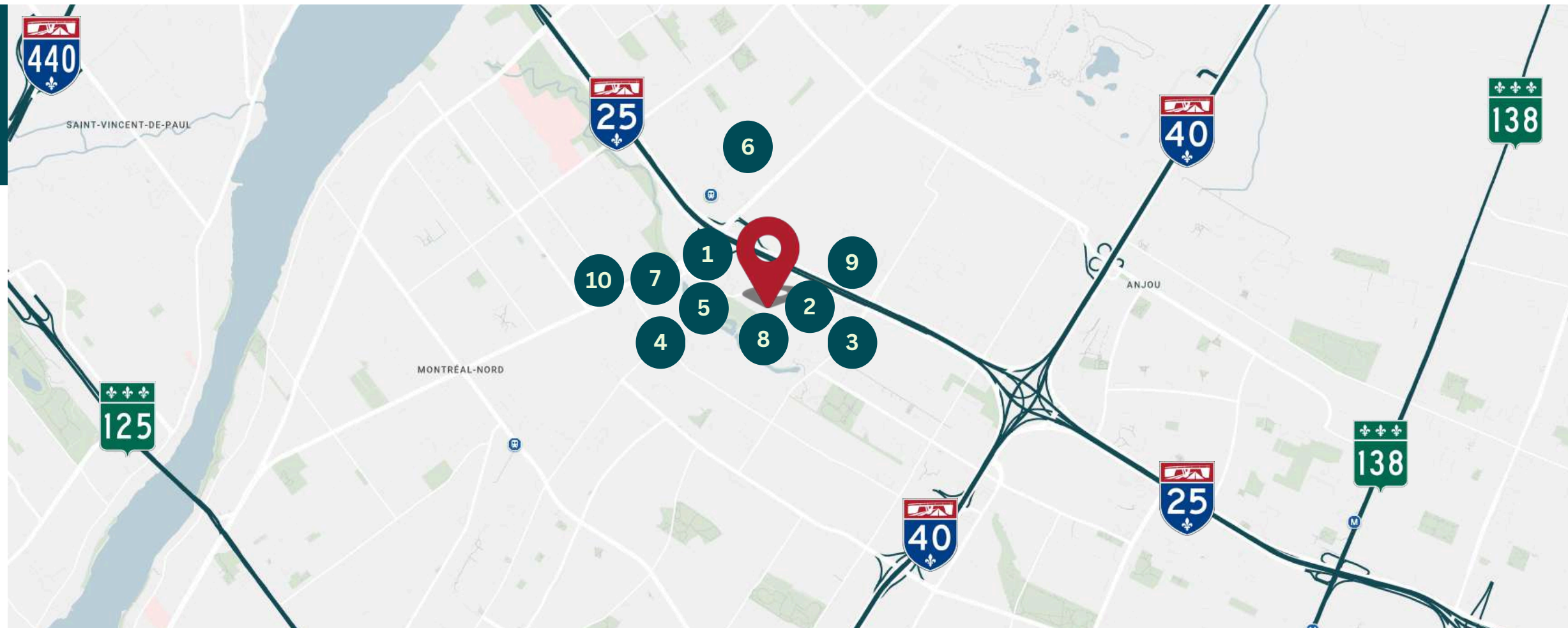
### **Commercial**

- C1. Neighbourhood commerce
- C2. Local commerce
- C3. Hospitality and commercial entertainment
- C4c. Sale or rental of vehicles other than heavy vehicles
- C4d. Repair of vehicles other than heavy vehicles
- C5. Medium or large-surface retail

- ### **Public and Institutional Facility**
- P2b. Educational establishment

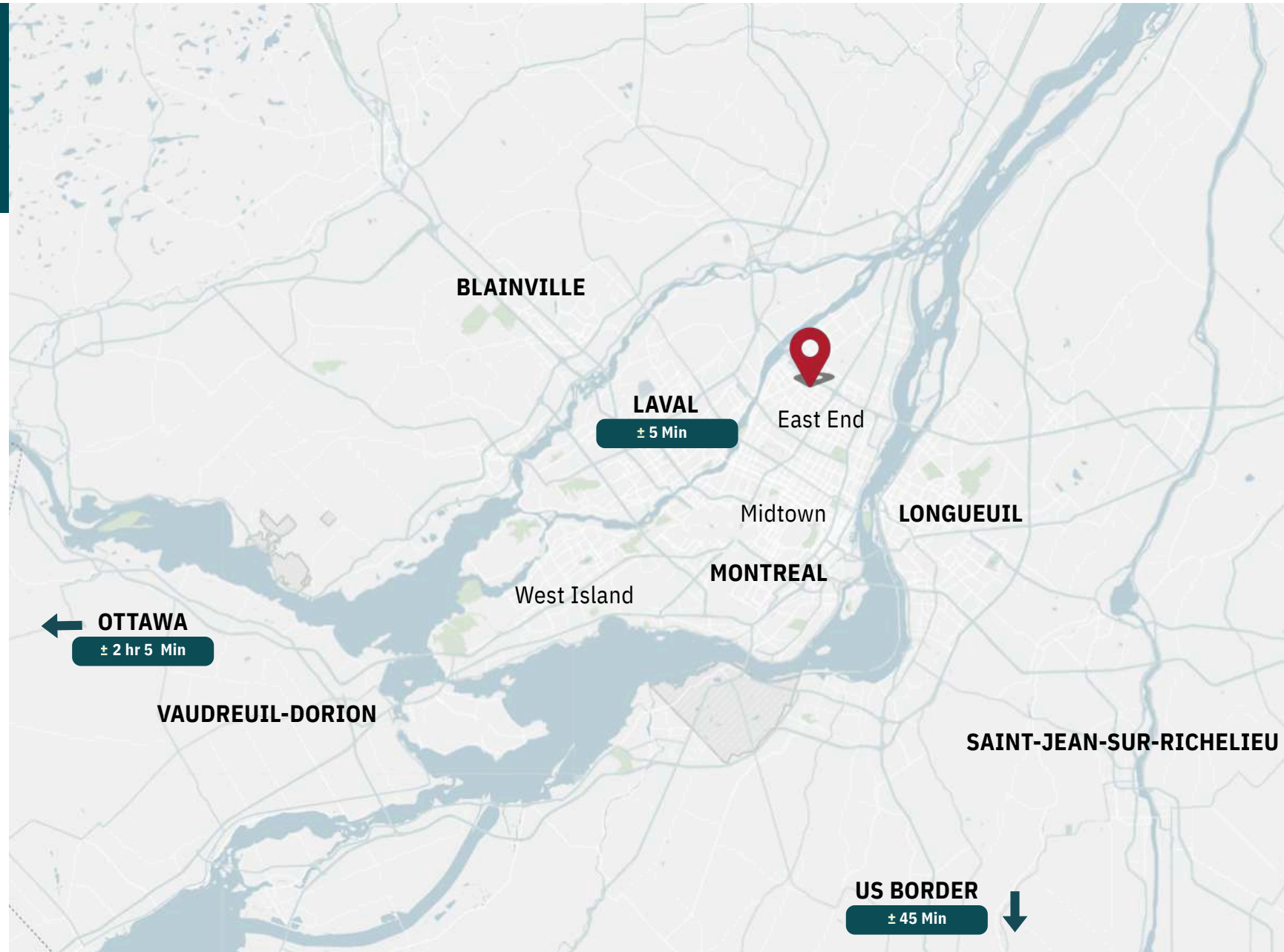
# CERTIFICATE OF LOCATION





- |   |               |   |                |   |                     |   |              |    |            |
|---|---------------|---|----------------|---|---------------------|---|--------------|----|------------|
| 1 | Meubles Léon  | 2 | Rona           | 3 | Costco              | 4 | Walmart      | 5  | Home Depot |
| 6 | Canadian Tire | 7 | Bureau en Gros | 8 | Mondou Siège Social | 9 | Pétro Canada | 10 | Shell      |





## Driving Times

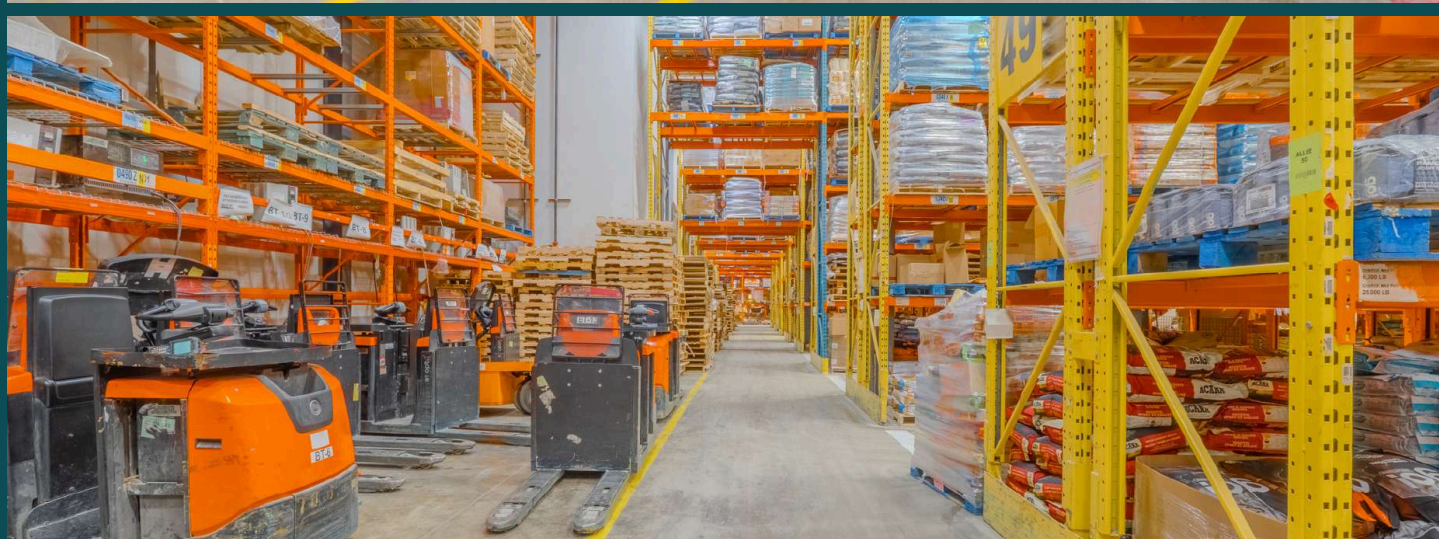
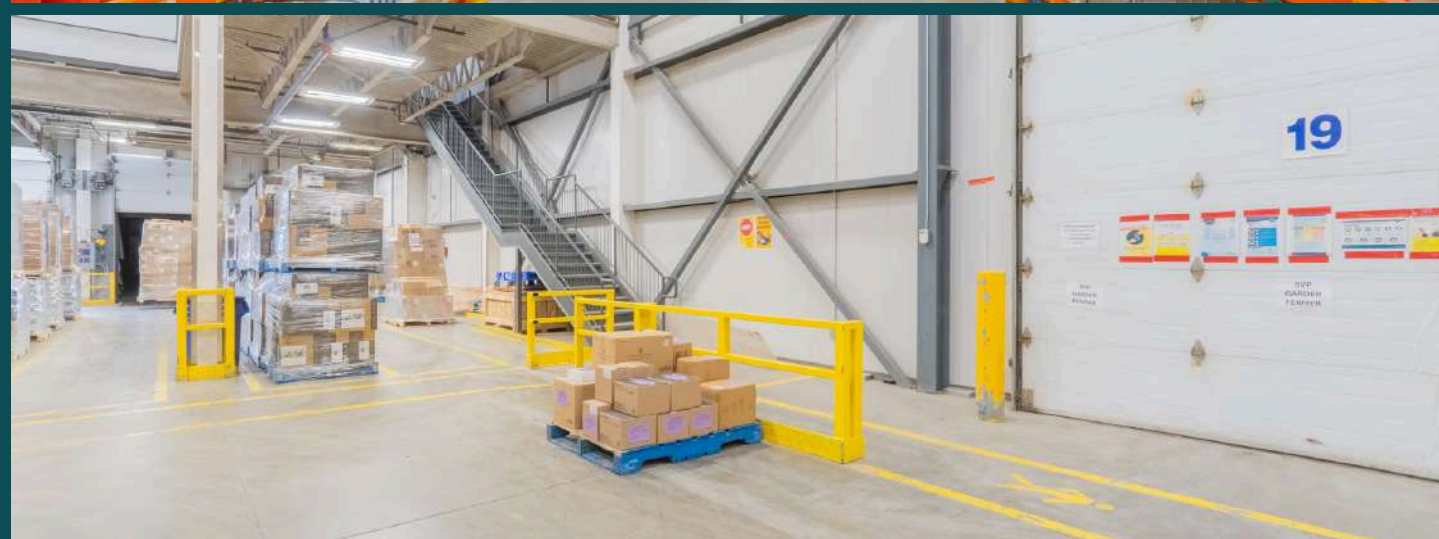
Galleries D'Anjou	± 3 Min
Cadillac Station	± 15 Min
CN Intermodal Terminal	± 15 Min
Montréal-Trudeau International Airport	± 25 Min
Port of Montreal	± 25 Min



## Bus Times

# 44	Every ± 12 Min
# 39	Every ± 25-30Min









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514.736.0511

\* Real estate broker acting within the business corporation Gerlando Mazzotta Inc.

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