



77 de la Seigneurie Boulevard East, Blainville | QC

For sale

Unique opportunity in the heart of de la Seigneurie industrial park.

± 15,607 SF freestanding industrial building with expansion possibility on a ± 37,674 SF lot.

Étienne Marcoux

Senior Vice President
Commercial Real Estate Broker
+1 514 467 5176
etienne.marcoux@colliers.com

Steve Garneau

Vice president
Commercial Real Estate Broker
+1 514 701 0612
steve.garneau@colliers.com

Colliers



Opportunity Overview

This property, located in an industrial park, is easily accessible by Highway 15 and public transportation.

The $\pm 15,607$ SF building is located on a $\pm 37,674$ SF lot, with expansion possibility or fenced lot for exterior storage.



Excellent visibility on de la Seigneurie Boulevard



Located on a busy artery



Near many services



Highlights



Ideal for owner-occupant



Sign on facade



Walking distance from the Blainville train station

Property Features

Mezzanine office area	± 987 SF
Ground floor office/workshop area	± 2,000 SF
Warehouse area	± 8,935 SF
Mezzanine warehouse area	± 3,685 SF
Building area	± 15,607 SF
Building dimensions	± 123' x ± 124' (irregular)
Land area	± 37,674 SF
Land dimensions	± 164' x ± 230'
Clear height	± 21'
Distance between columns	± 40' x ± 40' et ± 20' x ± 18' (irregular)
Shipping	1 truck level door (8' x 10') 1 drive-in door (10' x 10')
Lot number	1 907 673
Zoning	I-574 Commercial 3, 9 Industrial 1, 2
Availability	Immediate
Parking	± 15 stalls
Year built	1989
Expansion year	2001
Heating	Electric and gas-fired unit heater
Air conditioning	Yes
Electric entry	600 A / 600 V
Sprinklers	Yes
Construction	Bricks and insulated steel panels
Roofing	Gravel and tar
Taxes	Municipal (2024): \$ 34,170 School (2023-2024): \$ 1,127 Total: \$ 35,297





Warehouse Description

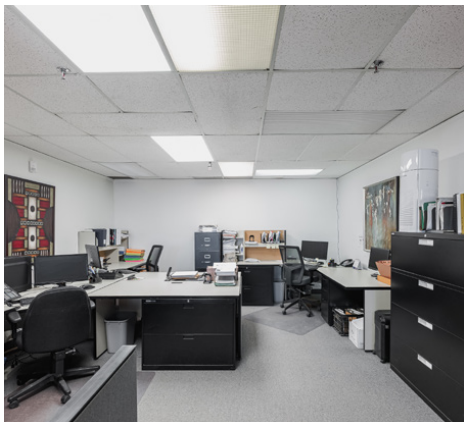
- Windowed warehouse
- Floor drains
- Ceiling fan





Office Space Description


- 2 closed offices with 1 washroom
- 1 archive room
- 1 showroom
- 1 reception area

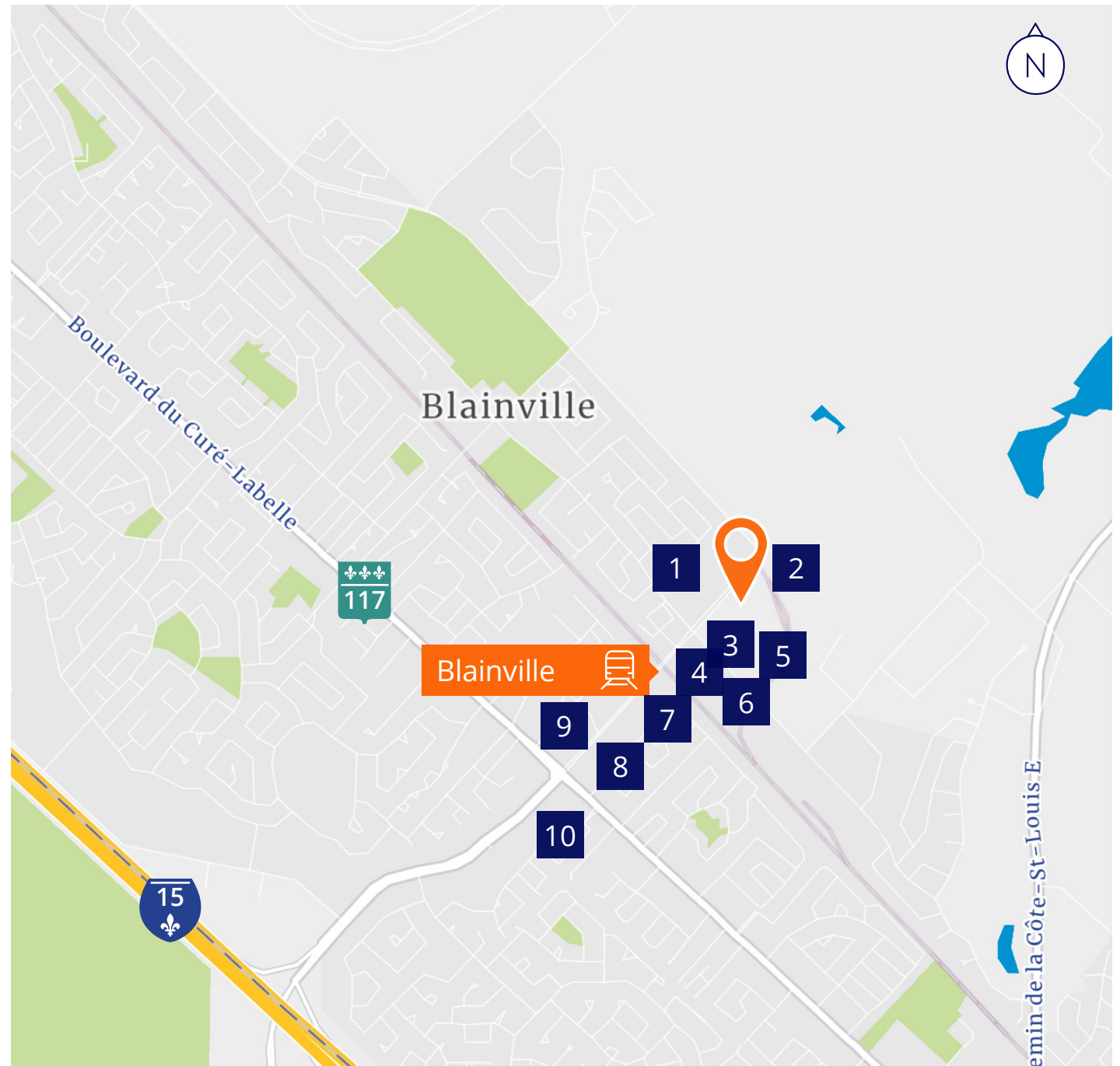


In proximity

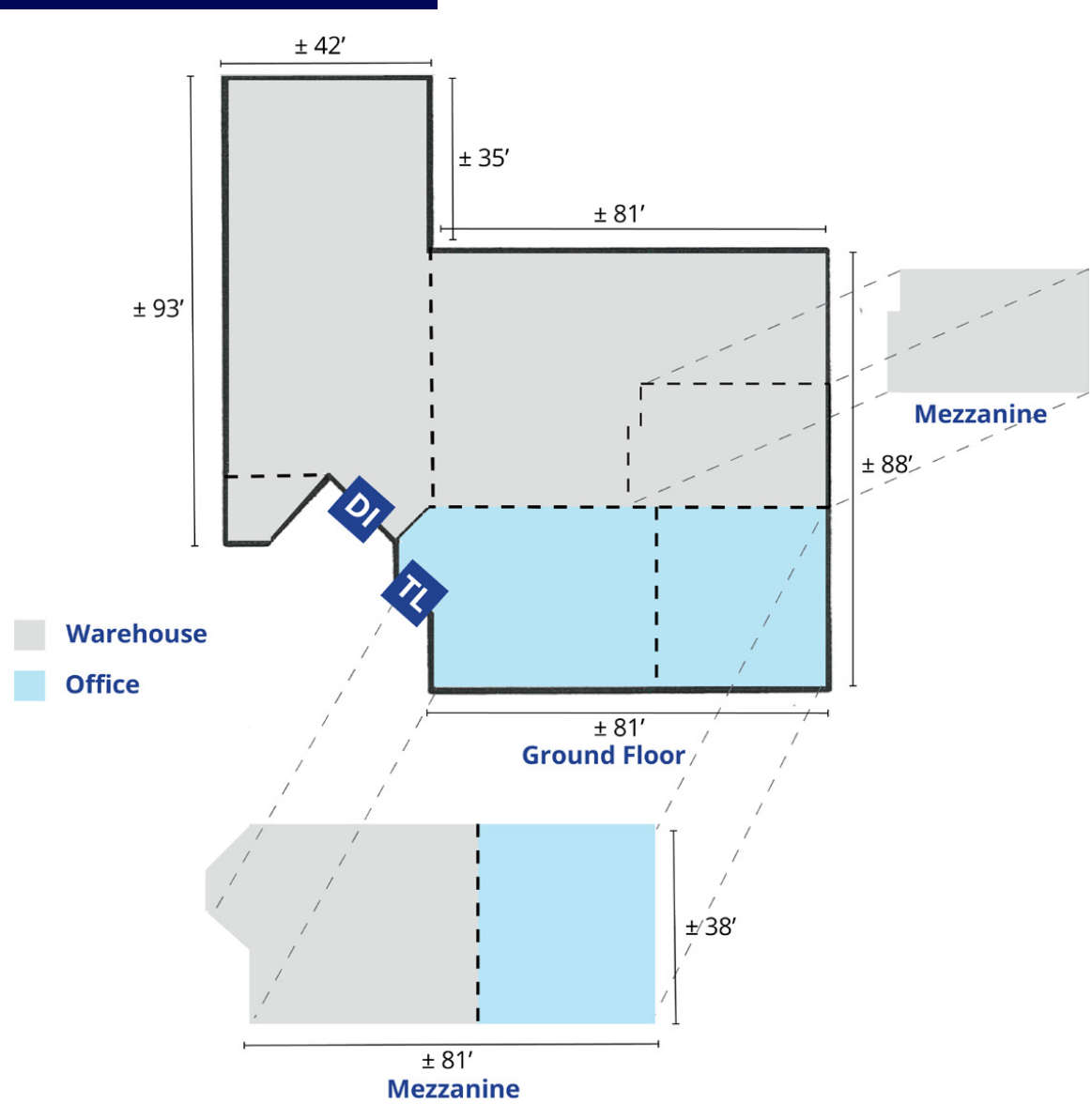
 77 de la Seigneurie East Boulevard, Blainville

- 1 DALS Lighting
- 2 Protection incendie Platinum
- 3 Piscine Hudon
- 4 RMT Equipement
- 5 Stablex
- 6 Trans2D Logistics
- 7 Industries Panfab
- 8 Garage Pro-Machanics
- 9 Simplex
- 10 BMR

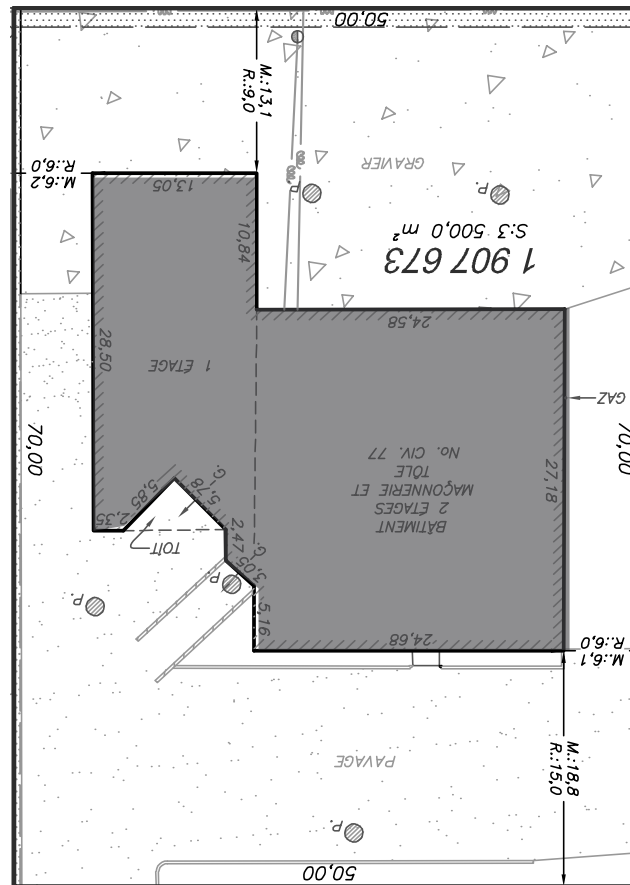
 Laval - 10 minutes
Montreal - 18 minutes



Building Plan



Certificate of Location Plan



de la Seigneurie Boulevard East



Colliers

77 de la Seigneurie Boulevard East, Blainville | QC

Étienne Marcoux*

Senior Vice President
Commercial Real Estate Broker
+1 514 467 5176
etienne.marcoux@colliers.com

Steve Garneau**

Vice President
Commercial Real Estate Broker
+1 514 701 0612
steve.garneau@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc., Real Estate Agency.

* Immobilier Étienne Marcoux Inc. ** Steve Garneau Inc.



collierscanada.com