



# Industrial Investment Opportunity | For Sale

560 Industrial Boulevard, Saint-Eustache

## Chimène Constance

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avenir

# About the Opportunity

Colliers International is pleased to present a unique industrial investment opportunity. Sitting on 116 535 square feet of land with  $\pm$  88 000 square feet of building, the property is situated at 560 Blvd Industriel, in the heart of the Innoparc Albatros of Saint Eustache.

Boasting excellent visibility from Highway 640 and convenient access to major highways (13, 15, 25), the property links to Greater Montreal Area (GMA) submarkets and other significant trade markets.

With numerous capital expenditures completed throughout the years, this state-of-the-art facility offers a 100% Freehold Interest with Full Occupancy by a single tenant, with a triple net lease assumed under a 10 year term.

The leaseholder is a private, vertically-integrated, industry-leading company in the cannabis sector. Recognized for their commitment to compliance, innovation, and international distribution, this tenant brings stability and a track record of success to this prime location.



# Property Details

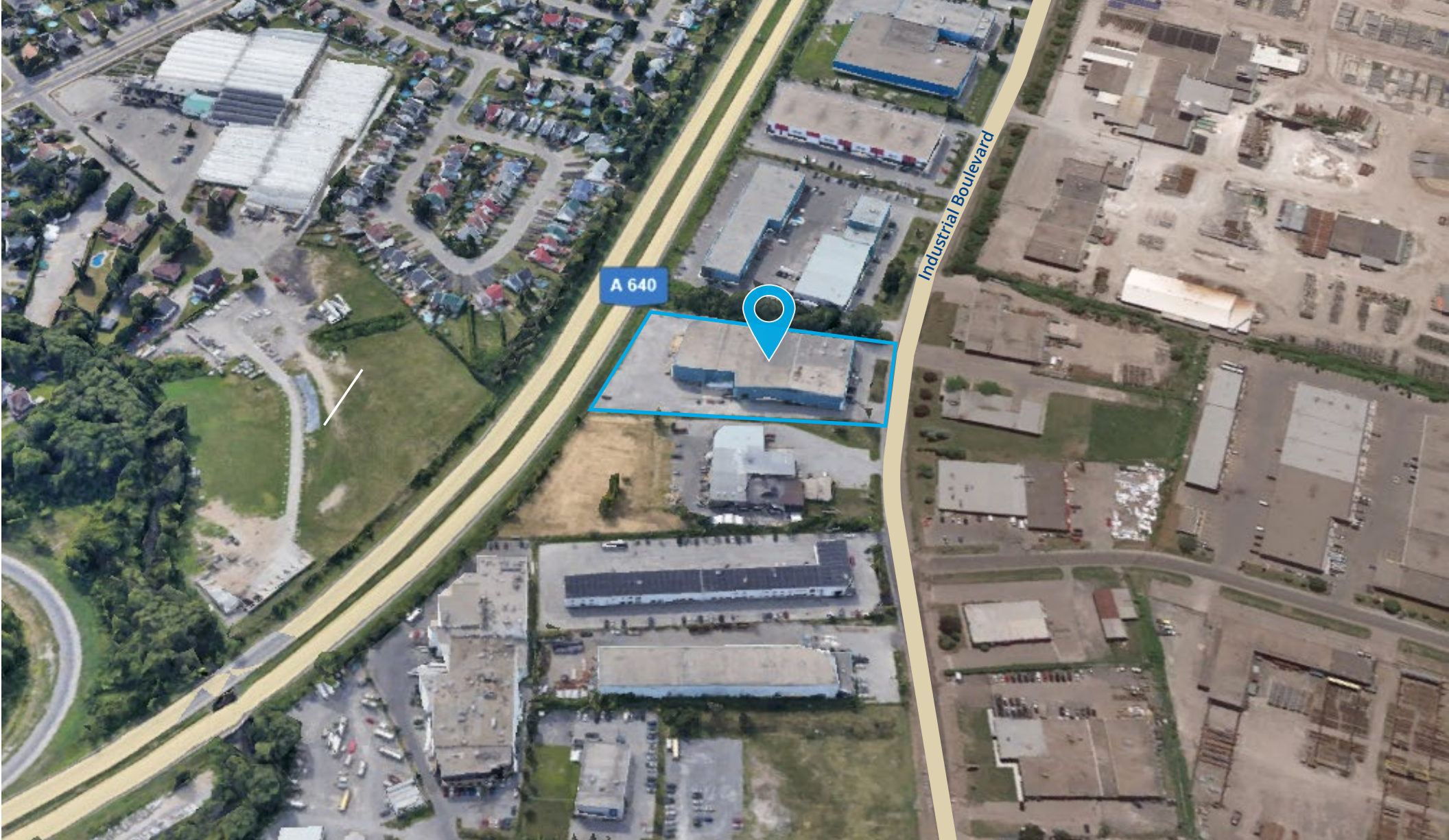
<b>Lot number</b>	1 973 946 and 2 602 885	
<b>Site Area (SF)</b>	Land: 116,534	
	Building: 88,478	<ul style="list-style-type: none"><li>• Ground Floor: 46, 514</li><li>• Second floor: 41, 964</li></ul>
<b>Construction Year</b>	1999 / 2019	
<b>Security</b>	<ul style="list-style-type: none"><li>• Gated entry</li><li>• CCTV camera system</li><li>• FOBS</li></ul>	
<b>Clear height</b>	17-29 feet	
<b>Shipping area</b>	Truck level: 3   Drive in doors: 2	
<b>Power Supply</b>	Phase 1: 240 Volts   Phase 2: 347-600 Volts	
<b>HVAC</b>	Heating / Air conditioning   Climatized building	
<b>Fire Protection</b>	<ul style="list-style-type: none"><li>• Fully sprinklered</li><li>• Wet system split in multiple zones</li></ul>	
<b>Parking</b>	Exterior	
<b>Zoning</b>	Commercial   Industrial C-3, C4, C-7, C-8, C-9, I-1, I-2 & I-3	

## Financial Overview

Net Operating Income (triple net):	\$1,026,910
Asking price:	Please contact broker







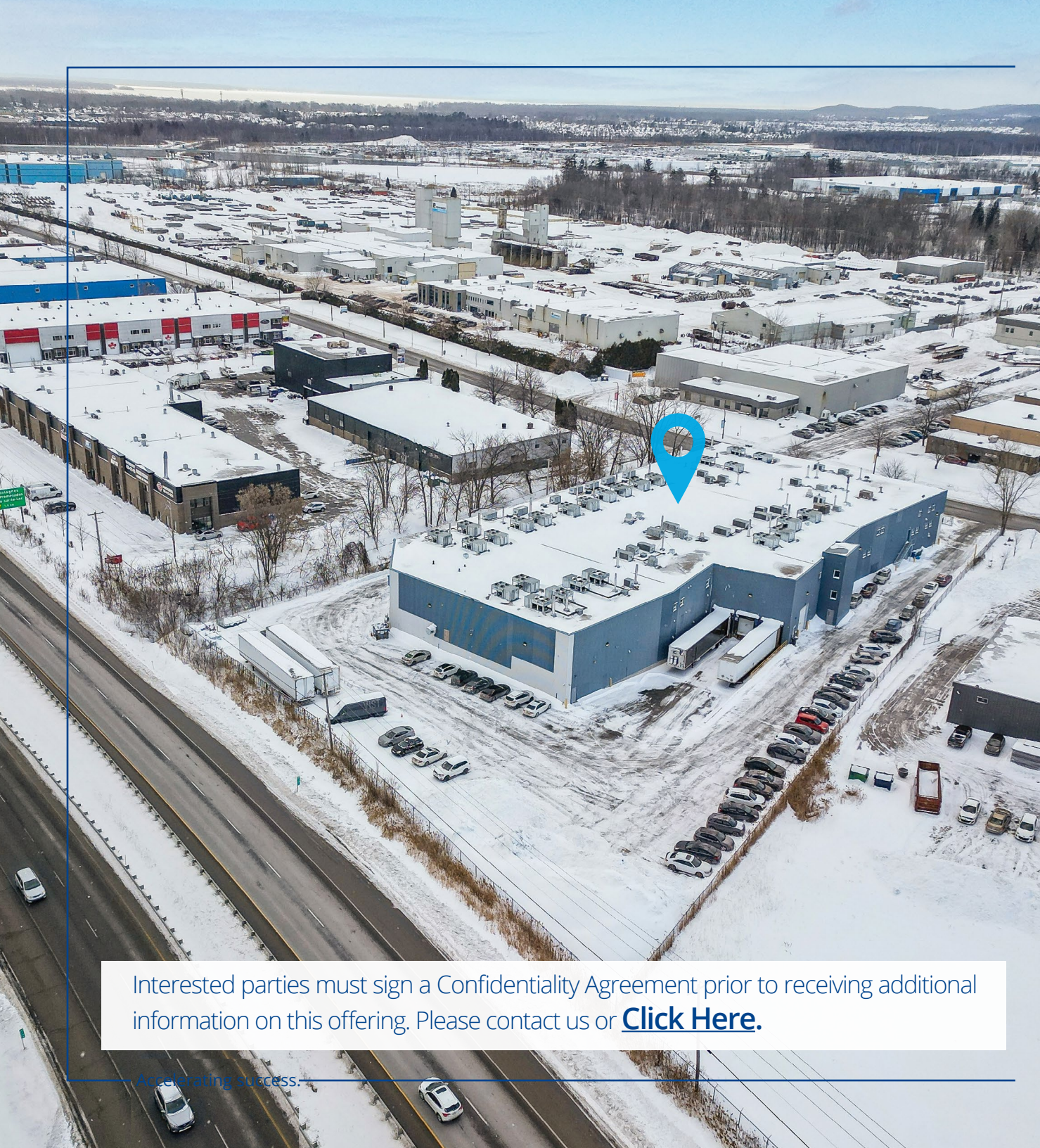
**Easy Access**  
to Highway 13, 15 and 640 via  
Industrial Boulevard



**Travel Times**  
Less than 30 minutes from Montreal, Laval,  
YUL International Airport and main shipping  
ports



**Upcoming REM Station**  
Deux-Montagnes



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