



9081-9101 Rue du Parcours

Anjou



Industrial Building for Sale / for Lease



± 51,097 SF



Total Building Area	± 51,097 SF
Land Size	± 108,690 SF
Truck Level Doors	4
Drive-in Doors	3
Clear Height	18' - 22'
Column Span	24' x 29'
Zoning	I1, I2, C1, C2, C3, P3
Electrical Entry	400A / 600V
Year Built	1998
Parking	24 Stalls

Situated in the most prestigious and sought-after area of Anjou, this site is part of the final phase of the industrial park, featuring modern buildings near Boulevard du Golf, close to the new Costco and Golf Métropolitain.

Strategically located near Highways 25 and 40, offering seamless access to Greater Montreal’s major transportation corridors.

Zoned for industrial use, providing flexibility for manufacturing, warehousing, or distribution operations.

Convenient access to public transit, restaurants, and nearby commercial services, enhancing employee accessibility and day-to-day operations.

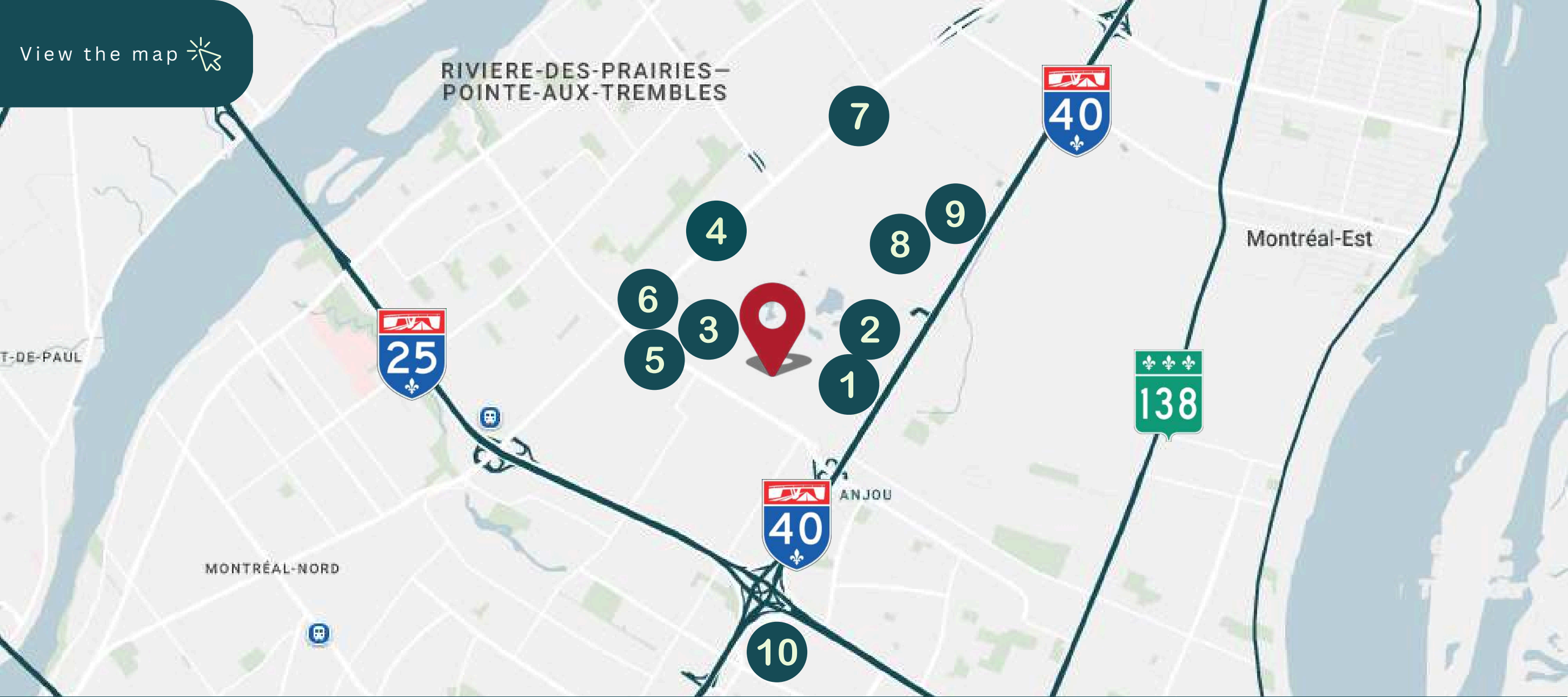


Units can be combined

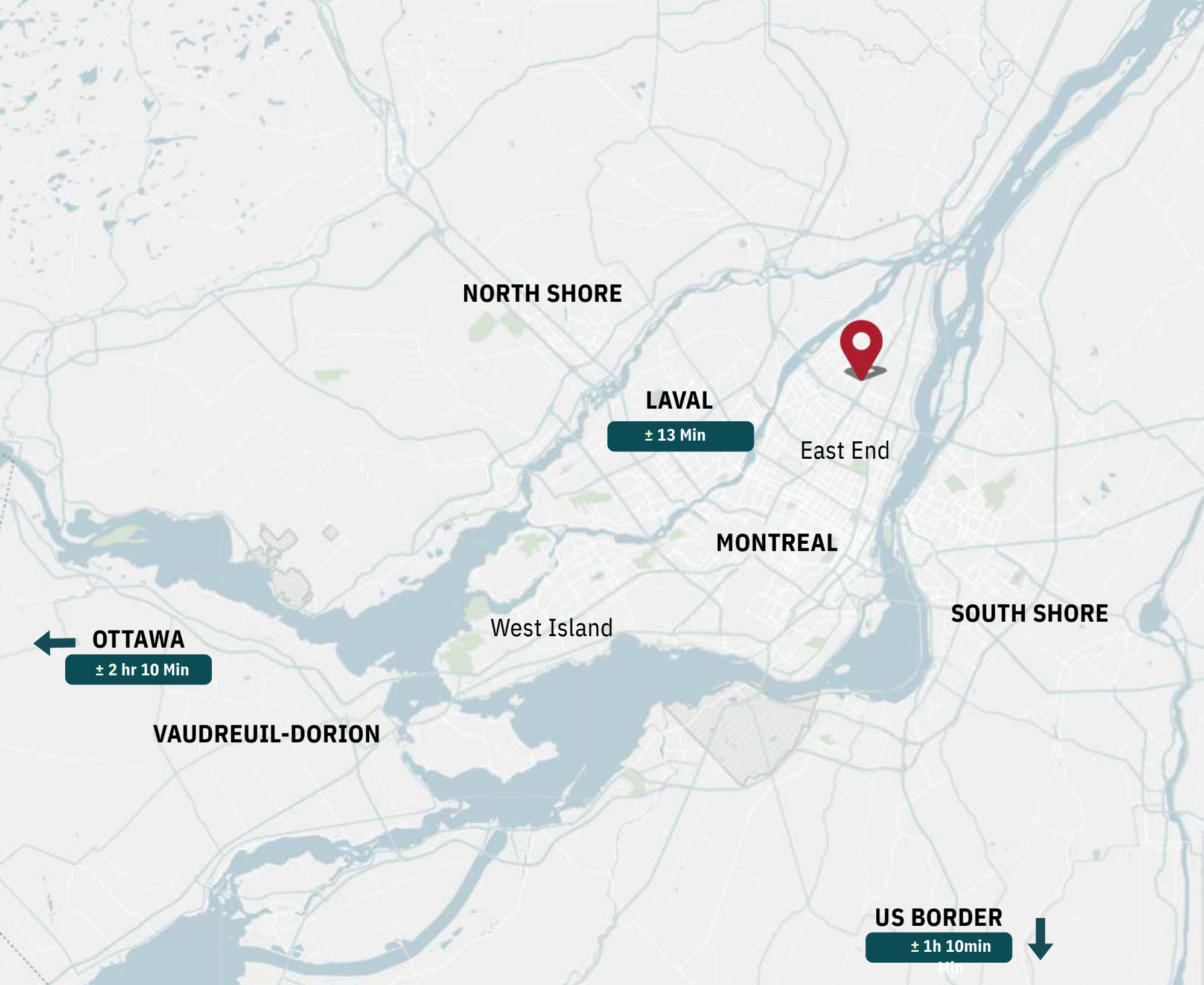
Unit 9081	
Total Unit Area	± 23,975 SF
Warehouse	± 23,975 SF
Clear Height	22'
Truck Level Doors	2 (8' x 10') One with Leveler
Drive-in Doors	1 (10' x 14')

Unit 9101	
Total Unit Area	± 27,122 SF
Warehouse	± 20,832 SF
Office	± 6,290 SF
Clear Height	18'
Truck Level Doors	2 (8' x 10') Both with Levelers
Drive-in Doors	2 (14' x 14') & (16' x 14')

View the map 



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|---|----------------------------|---|-----------|---|--------------|---|-----------------------|----|------------------|
| 1 | Costco | 2 | The Brick | 3 | Kenny U-Pull | 4 | American Iron & Metal | 5 | Ultramar |
| 6 | Club De Golf Métropolitain | 7 | Esso | 8 | FedEx | 9 | GloboCam | 10 | Galeries D'Anjou |



Driving Times

Galeries d'Anjou	± 5 Min
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STM Station Langelier	± 15 Min
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Montréal-Trudeau International Airport	± 25 Min
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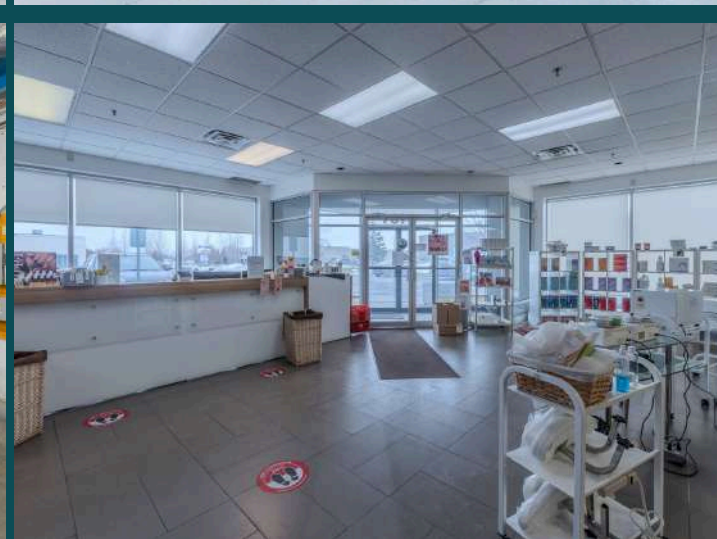
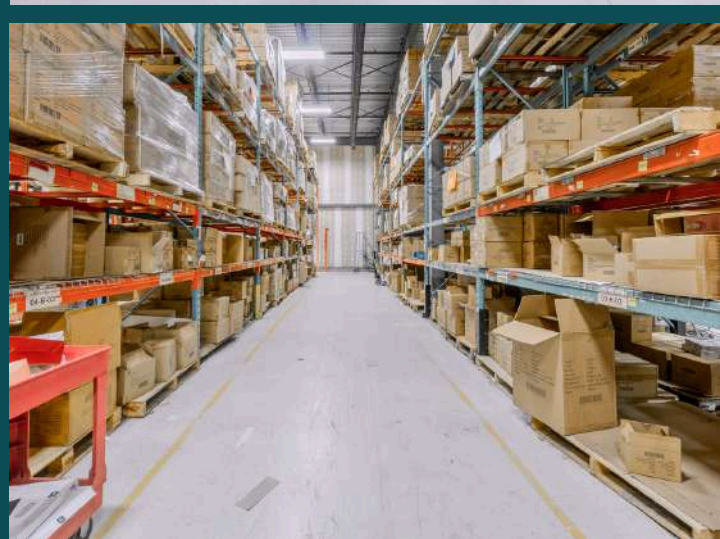
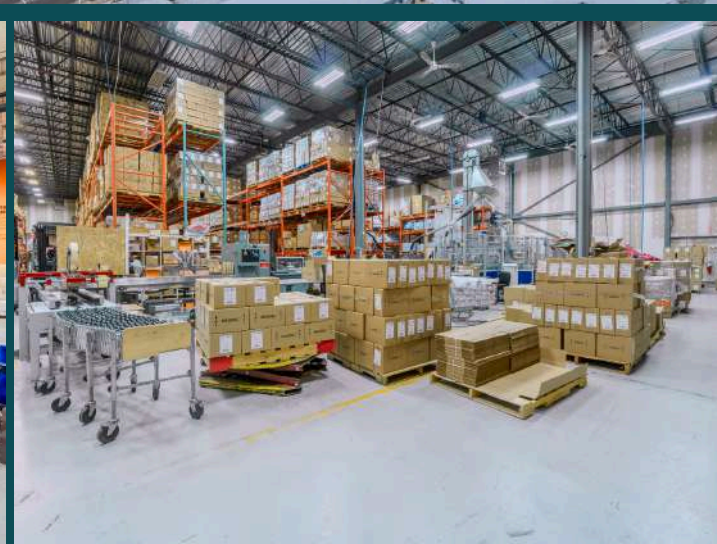
Port of Montreal	± 25 Min
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Bus Times

# 449	Every ± 8-30 Min
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# 428	Every ± 20-25 Min
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