

Electrical entrance:  
5000 Amp



11060 Parkway Blvd, Anjou, QC

# Recently Renovated Industrial Property Ideal for Manufacturing and Distribution **For Lease or Sale**

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# Property Overview

<b>Lot number</b>	1 005 765	<b>Shipping</b>	4 TL   2 DI
<b>Land Area</b>	± 132,001 SF	<b>Power</b>	5000 A   600V
<b>Total Area</b>	± 61,849 SF	<b>Lighting</b>	LED
<b>Warehouse Area</b>	± 56,156 SF	<b>Sprinklers</b>	Yes
<b>Office Area</b>	± 5,693 SF	<b>Zoning</b>	I-206
<b>Mezzanine Area</b>	± 1,000 SF	<b>Availability</b>	Immediate
<b>Clear Height</b>	16'	<b>Opex</b>	Contact the brokers


### Key Features of the Property




Shipping doors  
can be added




Lighting  
LED




Power  
5000A/600V



Land for  
trailer parking

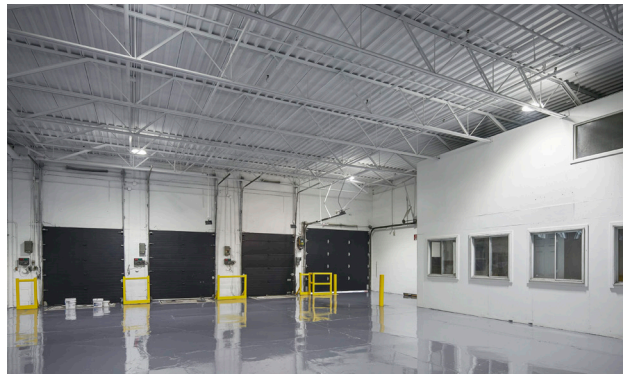
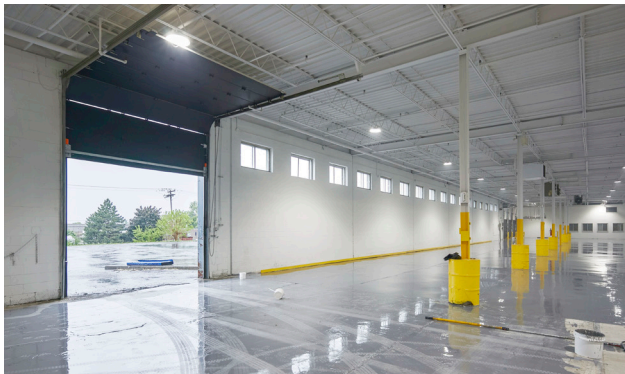


Close to highways  
25, 40, 440

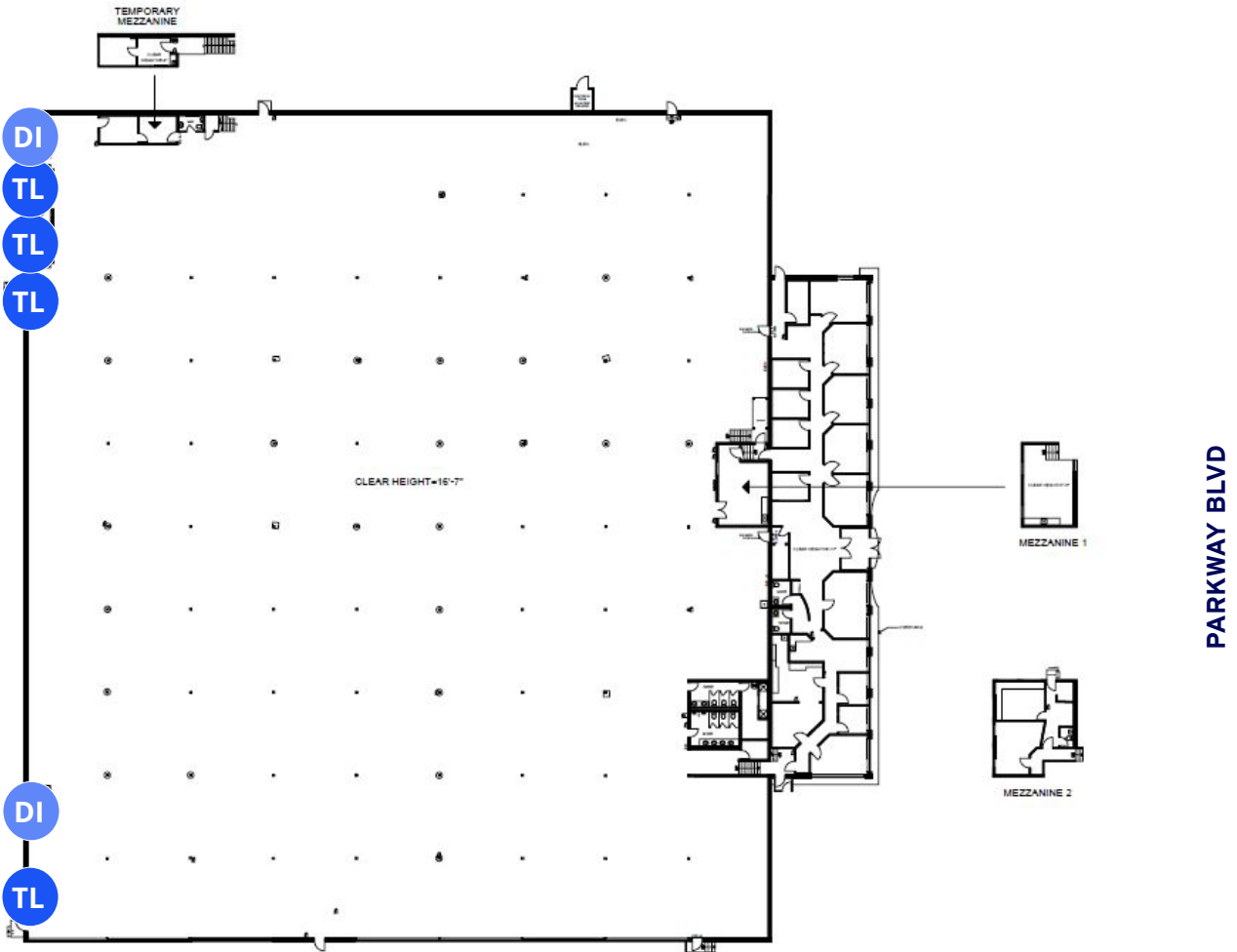


Epoxy  
floors

# Property Photos



# Site Plan



Recently Renovated



Total Area  
± 61,849 SF



Warehouse Area  
± 56,156 SF




Clear Height  
16'







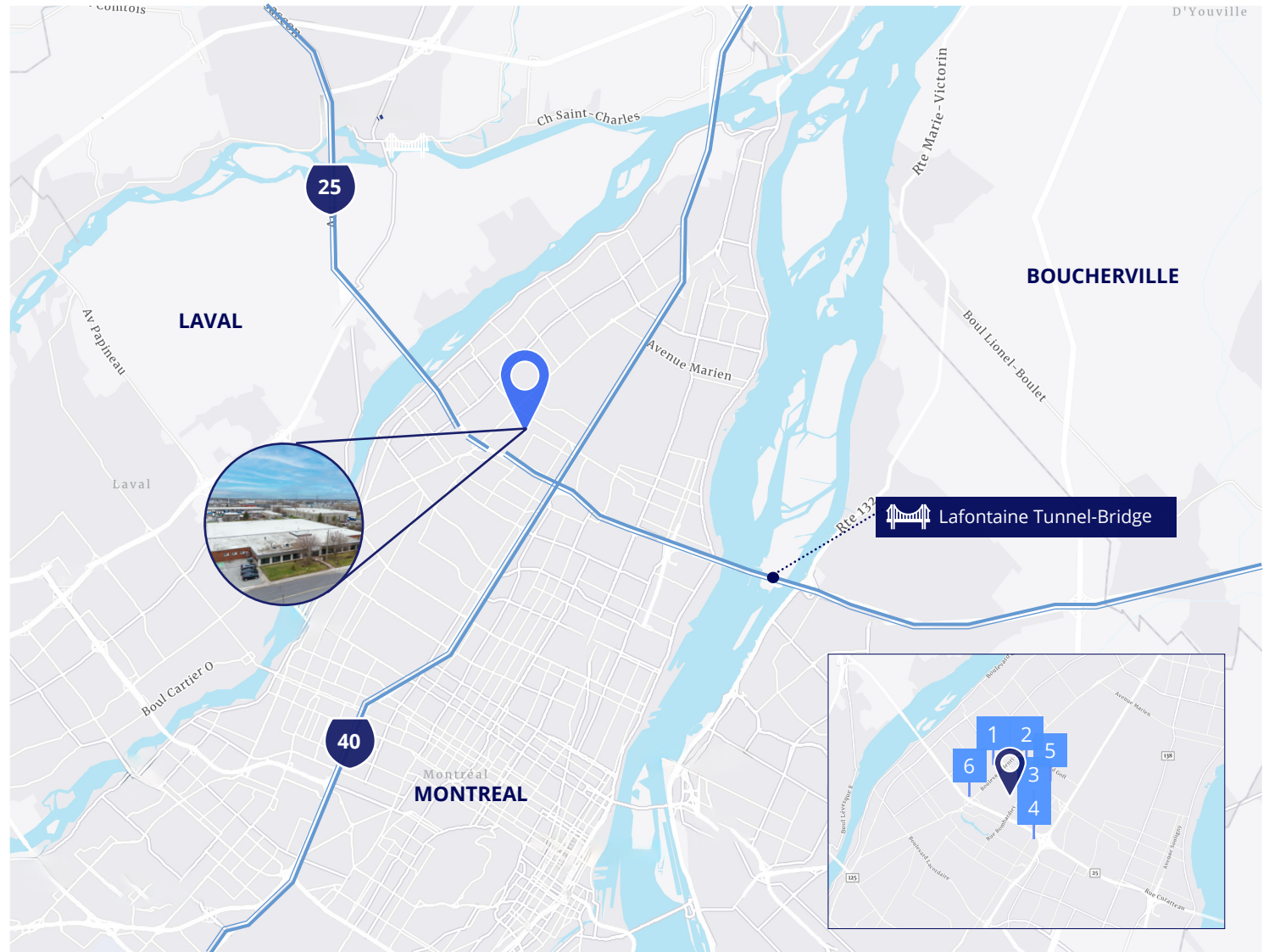
Shipping  
4 TL | 2 DI

# Nearby Amenities

 11160 Parkway Blvd,  
Anjou | QC

1	McDonald's
2	Harvey's
3	Tim Hortons
4	Pharma Plus
5	Couche-Tard
6	Prima Luna

	<b>Highway 40</b> 2.1 km   2 minutes
	<b>Highway 25</b> 1.6 km   4 minutes
	<b>Laval</b> 4.4 km   8 minutes
	<b>Downtown Montreal</b> 20.1 km   30 minutes





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