



**For Lease**

# Industrial Space Located in Lachine

± 65,133 SF available, ideal for warehousing and distribution operations

**1600-1660, 32<sup>nd</sup> Avenue, Lachine | QC**

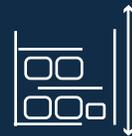
## Featured Benefits



**Prime Lachine  
Location**



**In proximity to  
P.E.T Airport**



**Clear Height  
32'**



**Proximity to  
highways 13, 20 & 520**



# Property Overview

**Civic Address** 1600-1660, 32<sup>nd</sup> Avenue. Lachine, QC

## Suite 1600

**Total Area** ± 65,133 SF

**Warehouse Area** ± 53,882 SF

**Office Area**  
*(on two floors)* ± 11,251 SF

**Clear Height** 32'

**Shipping** 11 TL | 1 DI

**Sprinklers** ESFR

**Zoning** Industrial



**Opex:**  
\$5.82 / SF

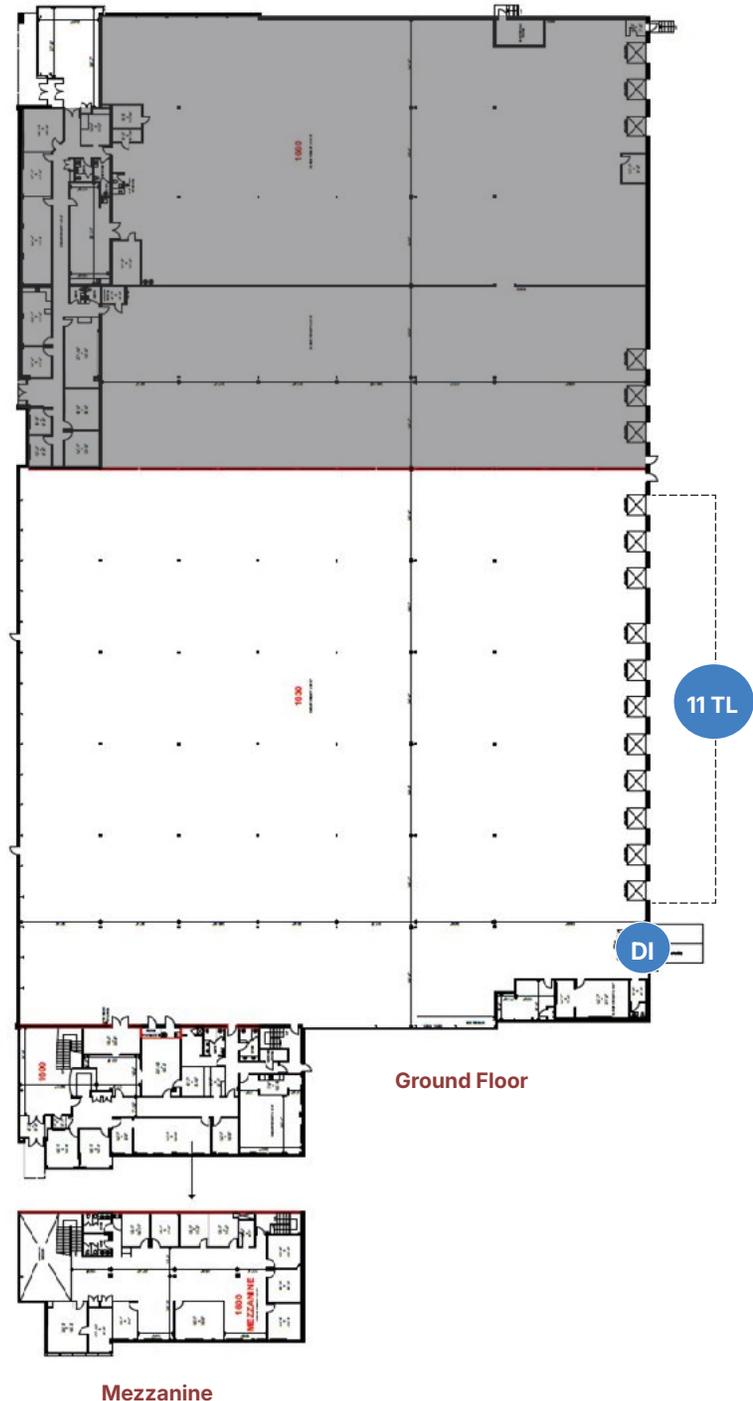


**Asking Rate:**  
Contact Broker



**Available:**  
Immediate

32<sup>ND</sup> AVENUE



# Property Photos



# Nearby Amenities

1600-1660, 32nd Avenue,  
Lachine, QC

- |    |                                |
|----|--------------------------------|
| 1  | Tim Hortons                    |
| 2  | Ultramar                       |
| 3  | Starbucks, Domino's Pizza, IGA |
| 4  | Esso, Walmart, Pharmaprix      |
| 5  | Tim Hortons, Subway            |
| 6  | Restaurant Lafleur             |
| 7  | Caf taria Hollie               |
| 8  | Thai Express, Subway           |
| 9  | TD Bank, Scotia Bank           |
| 10 | Pharmaprix, Uniprix            |

● Highway 13  
3 minutes

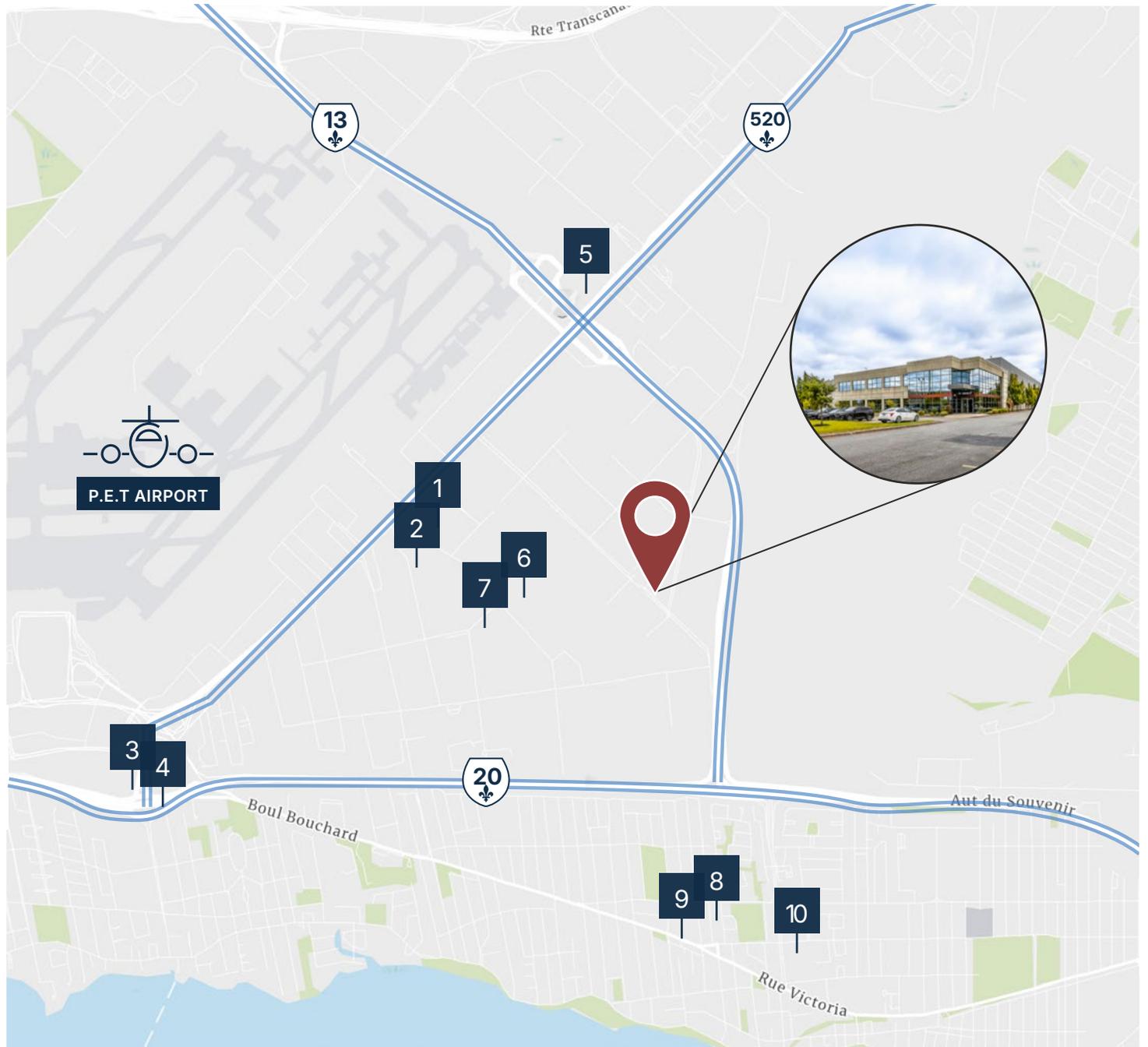
● Highway 20  
3 minutes

● Highway 520  
5 minutes

● P.E.T International Airport  
11 minutes

● REM Airport Station  
12 minutes

● Downtown Montreal  
25 minutes



# Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

[pureindustrial.ca](http://pureindustrial.ca)

The Colliers logo, consisting of the word 'Colliers' in white serif font on a dark blue rectangular background with a horizontal rainbow-colored bar below it.

Colliers

Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors.

With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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**1600-1660, 32<sup>e</sup> Avenue, Lachine, QC**

**Vincent Iadeluca\***

Executive Vice President  
Real Estate Broker  
+1 514 764 2831  
vincent.iadeluca@colliers.com

**Nicholas Payette**

Vice President  
Commercial Real Estate Broker  
+1 514 764 2847  
nicholas.payette@colliers.com



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