

Design-Build Purchase Opportunity

Ideal for owner occupant Can accommodate warehousing, manufacturing, distribution and high tech activities.

Price: \$270 PSF

Industriel Boulevard, Saint-Eustache, QC

Vincent Iadaluca*
Executive Vice President
Real Estate Broker
+1 514 764 2831
vincent.iadaluca@colliers.com

Jean-Marc Dubé
Executive Vice President
Chartered Real Estate Broker
+1 514 764 2829
marc.dube@colliers.com



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Opportunity Overview

This land is located in the Saint-Eustache Industrial Park and is easily accessible by Highway 640, 13 & 50.



In the heart of a state of the art industrial development



Built-to-suit possibility



In close proximity to the REM Deux-Montagnes Station



Quick access to Highways 13 & 640



Nearby amenities



In proximity to a huge labor pool

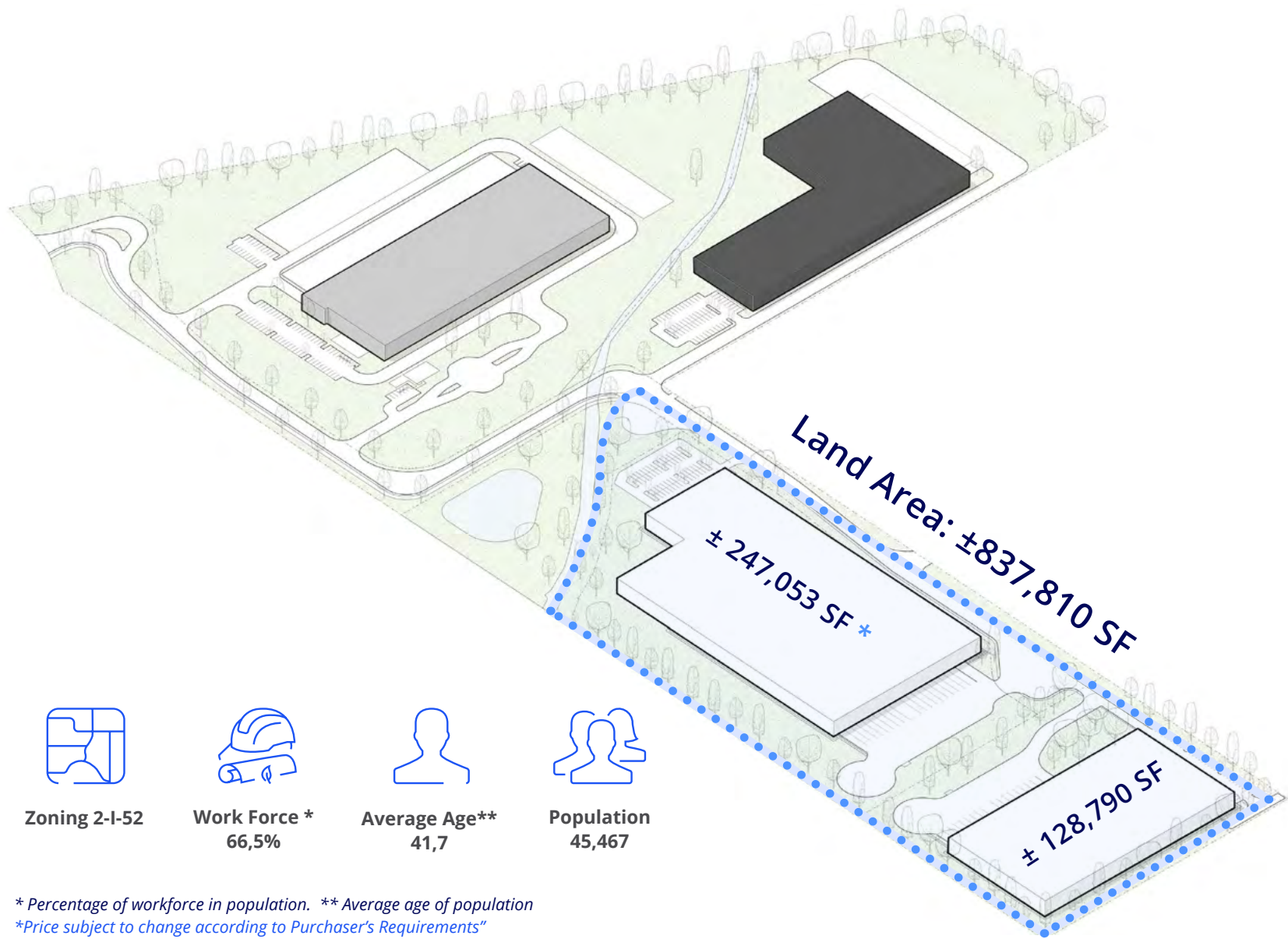


Reports Completed

- Geotechnical Report
- Environmental Impact study
- Biological report
- Conceptual site plans & CADS

Opportunity Overview

Asking Price: **\$270 PSF***



Zoning 2-I-52

Work Force *
66,5%

Average Age**
41,7

Population
45,467






** Percentage of workforce in population. ** Average age of population*
**Price subject to change according to Purchaser's Requirements"*
**Building can be expanded up to 280k SF*



Nearby Amenities

 Saint-Eustache, QC

- | | |
|----|-------------------------------|
| 1 | McDonald's |
| 2 | Cinéma Guzzo |
| 3 | Tim Hortons |
| 4 | Les promenades Deux-Montagnes |
| 5 | Super C |
| 6 | Pharmaprix |
| 7 | BMO Bank |
| 8 | Shell |
| 9 | SAAQ |
| 10 | Saint-Eustache Hospital |

-  Highway 640
450 m | 2 minutes
-  Highway 13
1.3 km | 7 minutes
-  REM Station
Deux-Montagnes
2 km | 4 minutes
-  P.E.T Airport
31.4 km | 20 minutes
-  Montreal - Mirabel Airport
33.1 km | 25 minutes
-  Downtown Montreal
45.1 km | 49 minutes



Our Team



SALES & MARKETING

Colliers is a leading diversified real estate 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. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants. We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

BROCCOLINI

DEVELOPER

From new construction and comprehensive turn-key design-build projects, to expansions, renovations and interior fit-outs, Broccolini can envision, plan, and build the space you need. We always work in close collaboration with our clients. This enables us to accommodate their specific requirements regarding design and construction, and to meet, or even exceed their expectations in terms of budget and deadlines. Broccolini's ultimate aim is to develop lasting relationships with our partners and clients alike. Over the years, this core company philosophy has helped Broccolini earn the standing of trusted partner to many prominent brands and national and international enterprises, including, to name a few, Canadian Tire, Best Buy, Sobeys, Wal-Mart, Costco, Purolator, Amazon, National Bank, Ikea, ABB, Mountain Equipment Co-op, and XTL Transport.



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