

A large, dark grey industrial building with a large tan garage door and four small windows. The building is situated in an outdoor storage yard with gravel and grass. In the background, there are residential houses and a blue sky with white clouds. A concrete wall and utility poles are visible in the mid-ground.

401 Route 235, Ange-Gardien, QC

# Industrial building available for Lease

Industrial building with overhead cranes and outdoor storage yard

## **Béatrice Roquet**

Vice President | Real Estate Broker  
+1 514 764 2821  
beatrice.roquet@colliers.com

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a yellow and red horizontal stripe at the bottom.

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# Property Overview

<b>Address</b>	401 Route 235, Ange-Gardien
<b>Zoning</b>	Zone 403 Commercial (Services, maintenance shop, warehousing, transportation, trucking, etc.) Industries (Classes A & B)
<b>Year Built</b>	2004
<b>Total Area</b>	±18,331 SF
<b>Warehouse Area</b>	±18,081 SF
<b>Office Area</b>	Mezzanine: ±250 SF
<b>Clear Height</b>	20'
<b>Lighting</b>	Neons, Metalloids
<b>Shipping</b>	3 Drive-In doors: 1 (16' x 16'), 1 (16' X 14'), 1 (14' X 14')
<b>Power</b>	400 Amps / 600 Volts, 3 phases
<b>Heating</b>	Radiant
<b>Parking</b>	±20 spaces at the front
<b>Availability</b>	Immediate
<b>Asked Net Rent</b>	\$10.00 PSF
<b>Opex 2023</b>	\$2.16 PSF
<b>Notes</b>	2 overhead cranes x 3 tons Drains in the warehouse Fully fenced yard Possibility of converting the 16'x16' garage door into an interior loading dock

Building located a few minutes from exit 55 of Highway 10. The 18,331 SF building offers a fenced yard for outdoor storage and 2 overhead cranes of 3 tons each and a column free warehouse.



Exit 55 of  
Highway 10



Zone 403  
Commercial  
& industries



Outdoor  
storage  
permitted



Fenced yard  
with manual  
gate



3 Drive-In  
doors



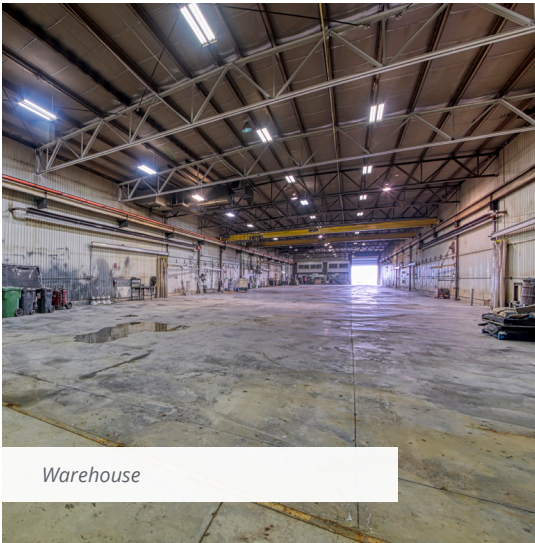
45 min from  
Montréal



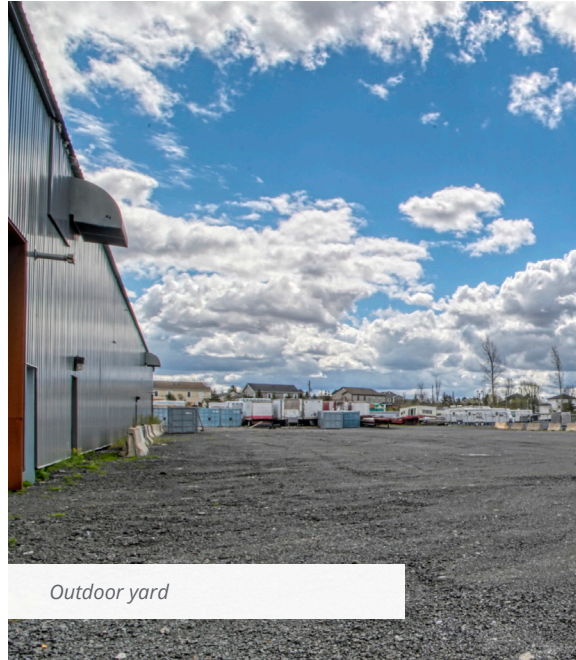
Exterior facade



Offices



Warehouse

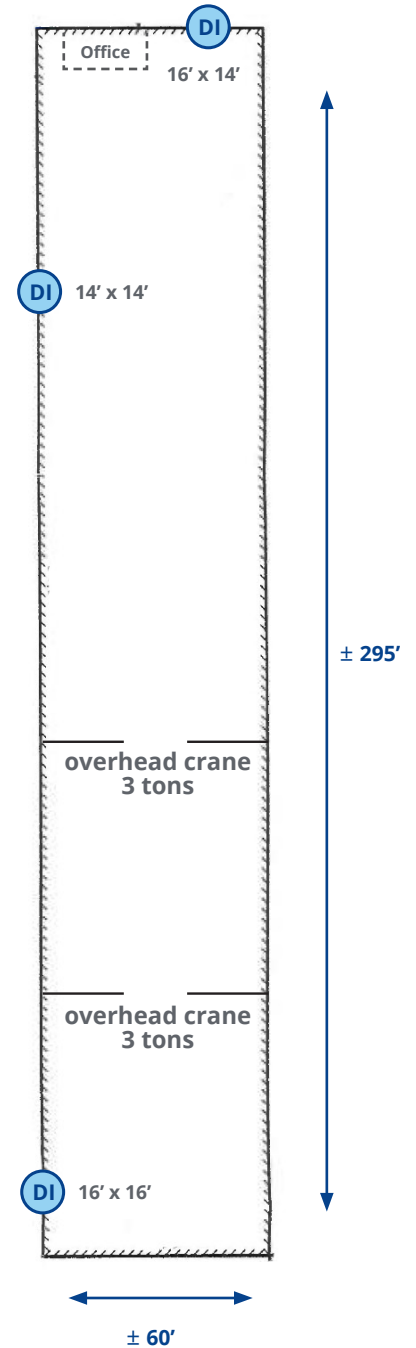


Outdoor yard



Warehouse

# Building plan





Route 235



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