



7777 Métropolitain Boulevard East, Anjou

Industrial space available **for lease**

This property benefits from excellent visibility on Highway 40 East and is only a few minutes away from Highway 25 and Louis-H. Lafontaine Tunnel. Easily accessible by public transportation and surrounded by many amenities in the area.

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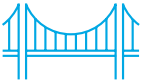
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Property Overview



Highways 40 and 25



Louis-H.-Lafontaine Tunnel



Abundant fenestration



Exterior yard



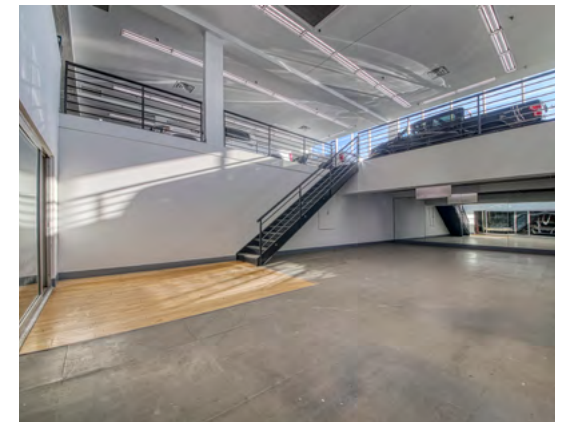
Possibility of redevelopment



Signage available

Exceptional location at the intersection of Highways 40 and 25 and a few minutes away from Louis-H.-Lafontaine Tunnel. Ample exterior parking with ground-level access for both floors. Ideal for large-box retailers and car dealerships. Possibility of redevelopment.

Address	7777 Metropolitan Blvd East	
Lot number	1 005 974	
Number of floors	2	
Total Building Area	Office:	2,800 SF
	Warehouse:	53,200 SF
	Total:	56,000 SF
Total Land Area	100,000 SF	
Availability	January 2022	
Zoning	I-213	
Clear Height	12'-24'	
Power	600 V	
Lighting	Fluorescent	
Heating	Gas heater unit	
Air conditioning	Yes	
Sprinklers	Yes	
Parking	Ample exterior parking	
Rental rate	\$10.00 Net	

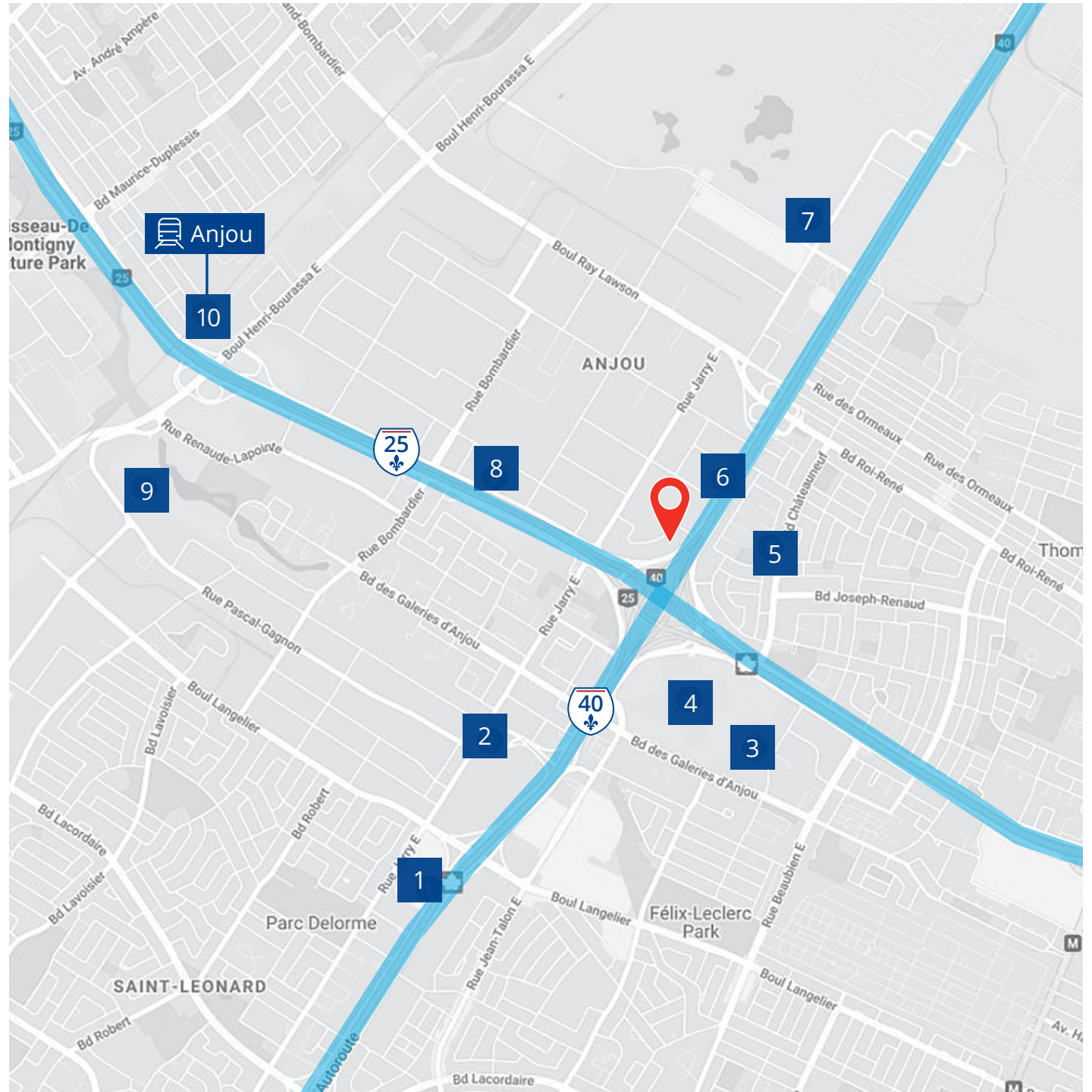


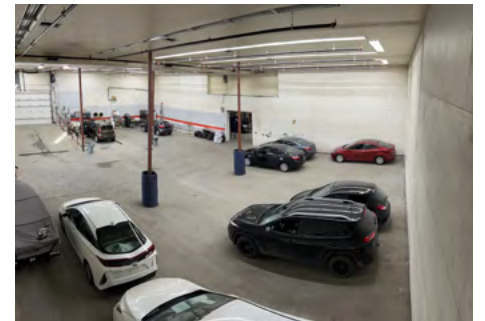
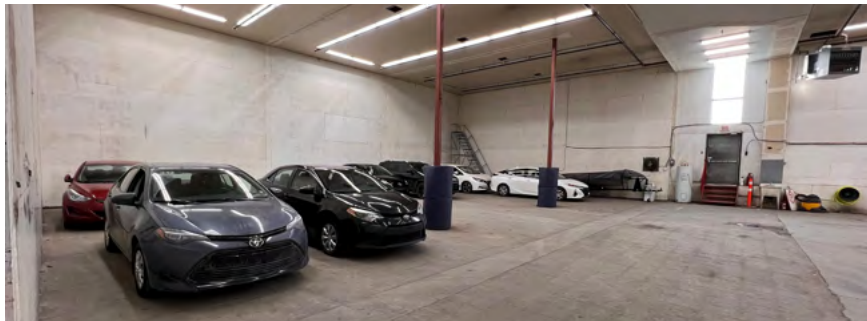
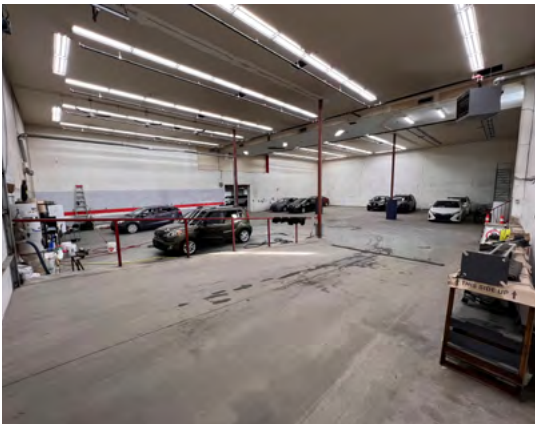
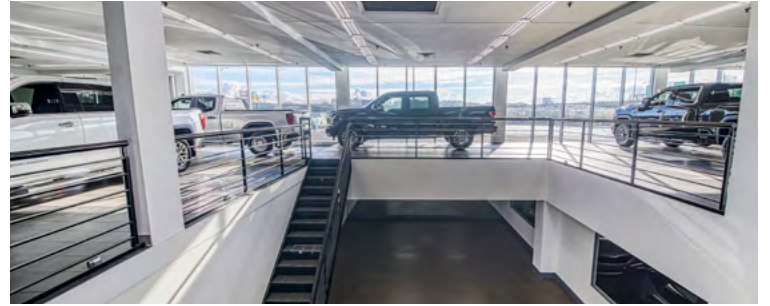
Nearby Amenities

 7777 Metropolitan Blvd East

- | | |
|----|--------------------------------|
| 1 | Marché aux Puces Métropolitain |
| 2 | Citalfort Gym |
| 3 | RONA L'entrepôt |
| 4 | CF Galeries d'Anjou |
| 5 | Talcy Parc |
| 6 | La Poule en Feu Restaurant |
| 7 | Costco |
| 8 | Mayrand Food Depot |
| 9 | Home Depot |
| 10 | Anjou Train Station |

 Major Highways







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