



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.

Marc Lemay

Senior Associate
Commercial Real Estate Broker
+1 514 968 6800
marc.lemay@colliers.com



Colliers

Accelerating success.

Property Overview



Highways 40 and 25



Louis-H.-Lafontaine Tunnel



Abundant fenestration



Exterior yard



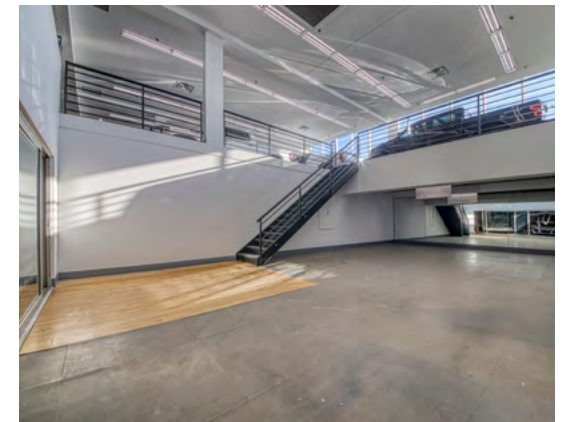
Possibility of redevelopment



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 | |

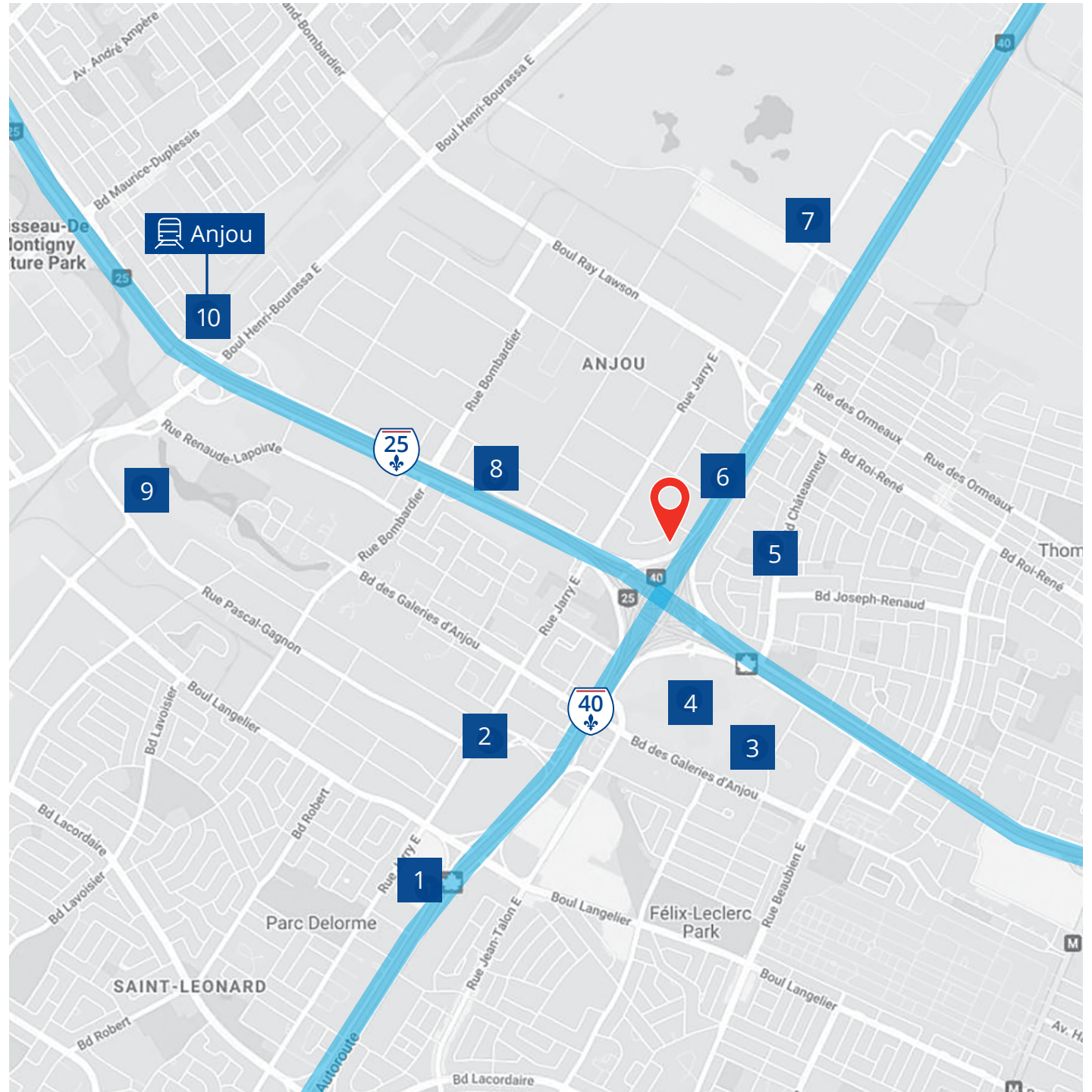


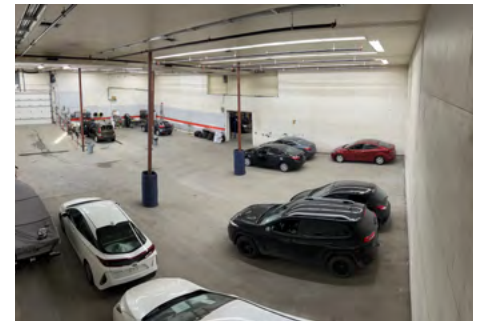
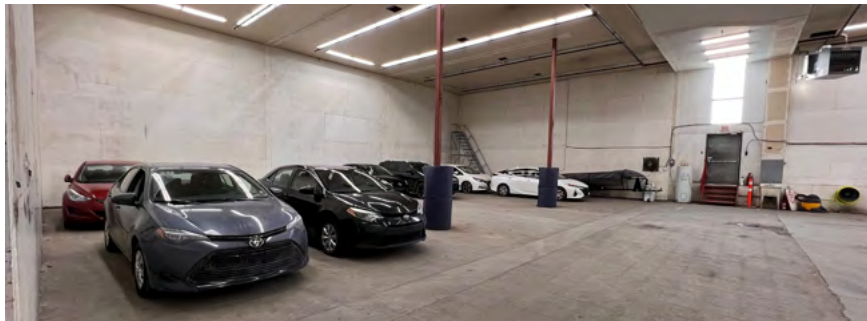
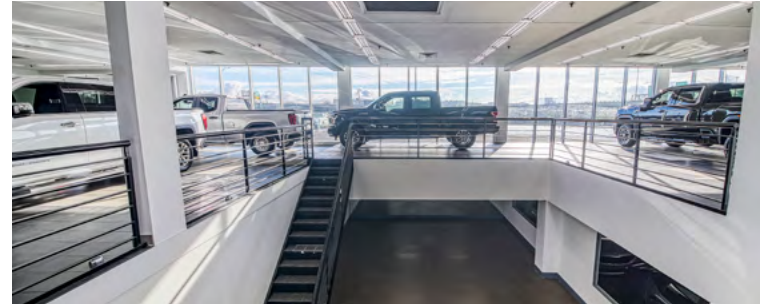
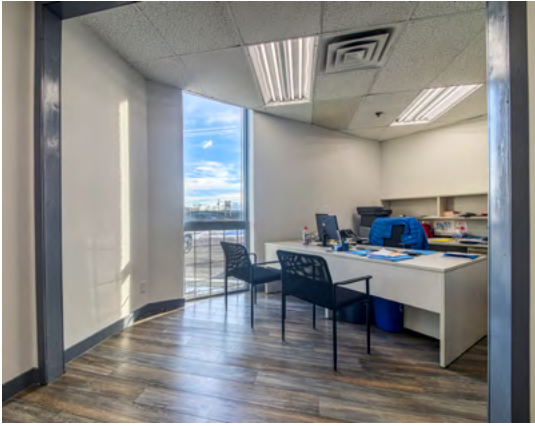
Nearby Amenities

 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







Colliers

7777 Métropolitain Boulevard East, Anjou

Marc Lemay

Senior Associate
+1 514 968 6800
marc.lemay@colliers.com

Copyright © 2021 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2023 Colliers International (Québec) Inc.



collierscanada.com

Accelerating success.