

FOR LEASE

INDUSTRIAL PROPERTY

8150 PARKWAY BOULEVARD
ANJOU, QUEBEC

MAGNA

Les Services Immobiliers Magna - R.D. Inc.
Real Estate Agency

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TOTAL WAREHOUSE AREA (APPROX.)	36,303 sq.ft.
TOTAL OFFICE AREA (APPROX.)	3,026 sq.ft.
TOTAL BUILDING AREA (APPROX.)	39,329 sq.ft.
TOTAL LAND AREA	64,188 sq.ft.
CLEAR HEIGHT	19'-9"
SHIPPING DOORS	5 x Loading Docks with Leveler 1 x Drive-in (12' x 14')
ELECTRICAL ENTRY	600 Amps/600 Volts
RENTAL RATE	\$ 12.50 Net Net /sq.ft.
OPERATING EXPENSES	\$ 5.10 /sq.ft. (Estimate 2026)



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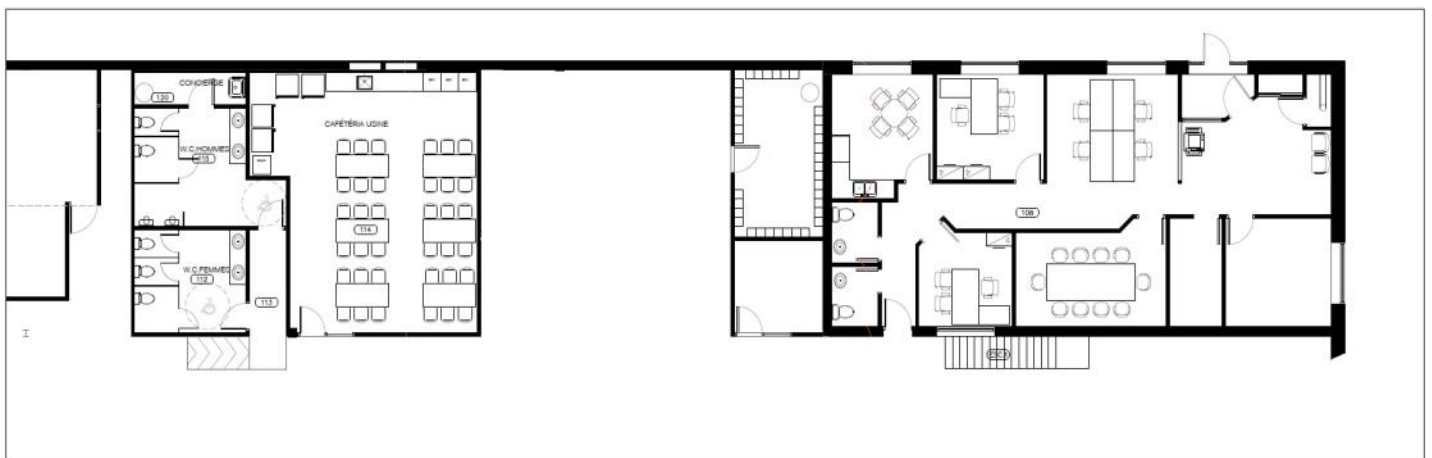
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SPRINKLERS	YES
SPACE BETWEEN COLUMNS (APPROX.)	30' x 28'
ZONING	INDUSTRIAL I-217
AIR CONDITIONING	Office Section
WAREHOUSE HEATING	Suspended Gas Heaters
YEAR BUILT	1973
OCCUPATION DATE	Contact Broker

HIGHLIGHTS

- ♦ Strategically located near Autoroute 40 and 25;
- ♦ Free standing building for rent.

OFFICE AREA LAYOUT





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