

ANJOU SITE

NEW BUILT-TO-SUIT INDUSTRIAL RENTAL PROJECT

10900 DU GOLF BOULEVARD
ANJOU, QUÉBEC



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

For information, please contact :

RAFFAELE DI LILLO
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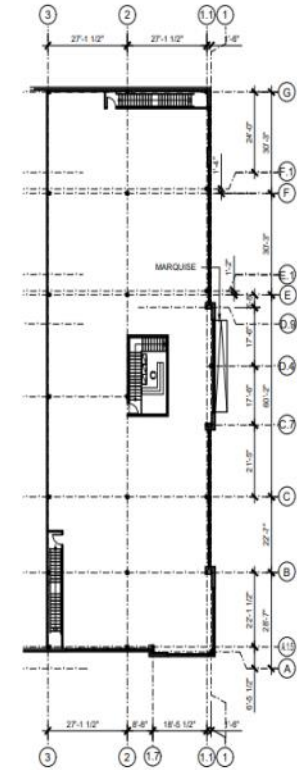
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JOSEPH DI LILLO
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INDUSTRIAL FOR LEASE



TOTAL LAND AREA (approximately)	68,055 sq.ft.
Ground Floor Area	30,576.5 sq. ft.
Mezzanine Area	8,622 sq. ft.
TOTAL BUILDING AREA	39,198.5 sq .ft.
ZONING	INDUSTRIAL; I-221
CLEAR HEIGHT	28 feet
RENTAL PRICE	See Broker
OPERATING EXPENSES	\$ 6.67/sq.ft. (Estimated 2025)



RENTAL PROJECT

- ◆ Turn key Industrial project for rent;
- ◆ Prestigious and high traffic location, near the interchange of autoroutes 40 and 25;
- ◆ Easy access to public transit bus #448;
- ◆ Expected Delivery Date: 4-6 months after signing a Lease Agreement; approval of architectural plans ;
- ◆ Includes 3 Loading Docks and 3 Drive-in doors;
- ◆ Concrete slab not poured yet, the interior works will be completed once the Tenants plan is approved;

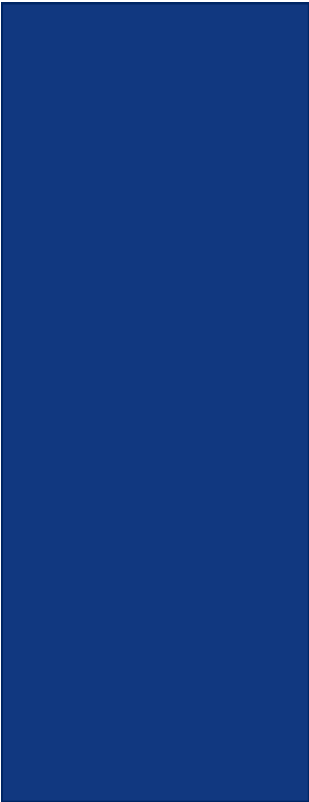


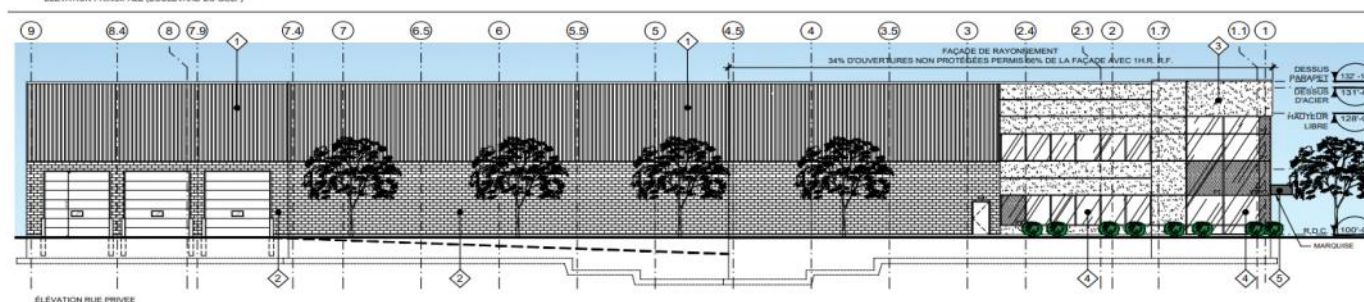
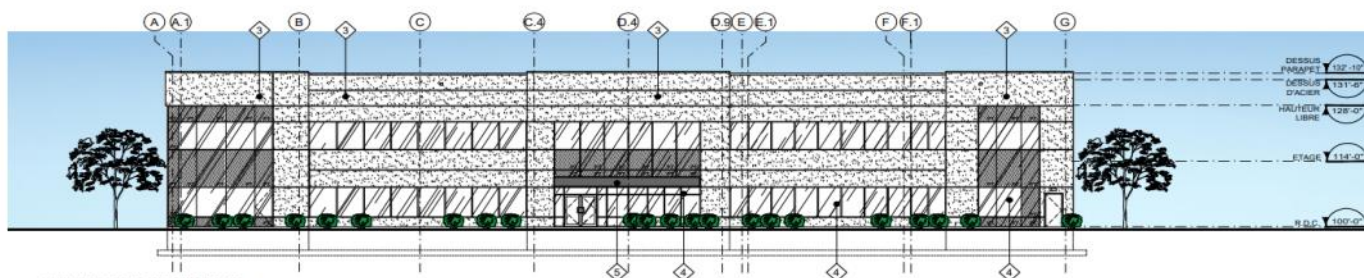
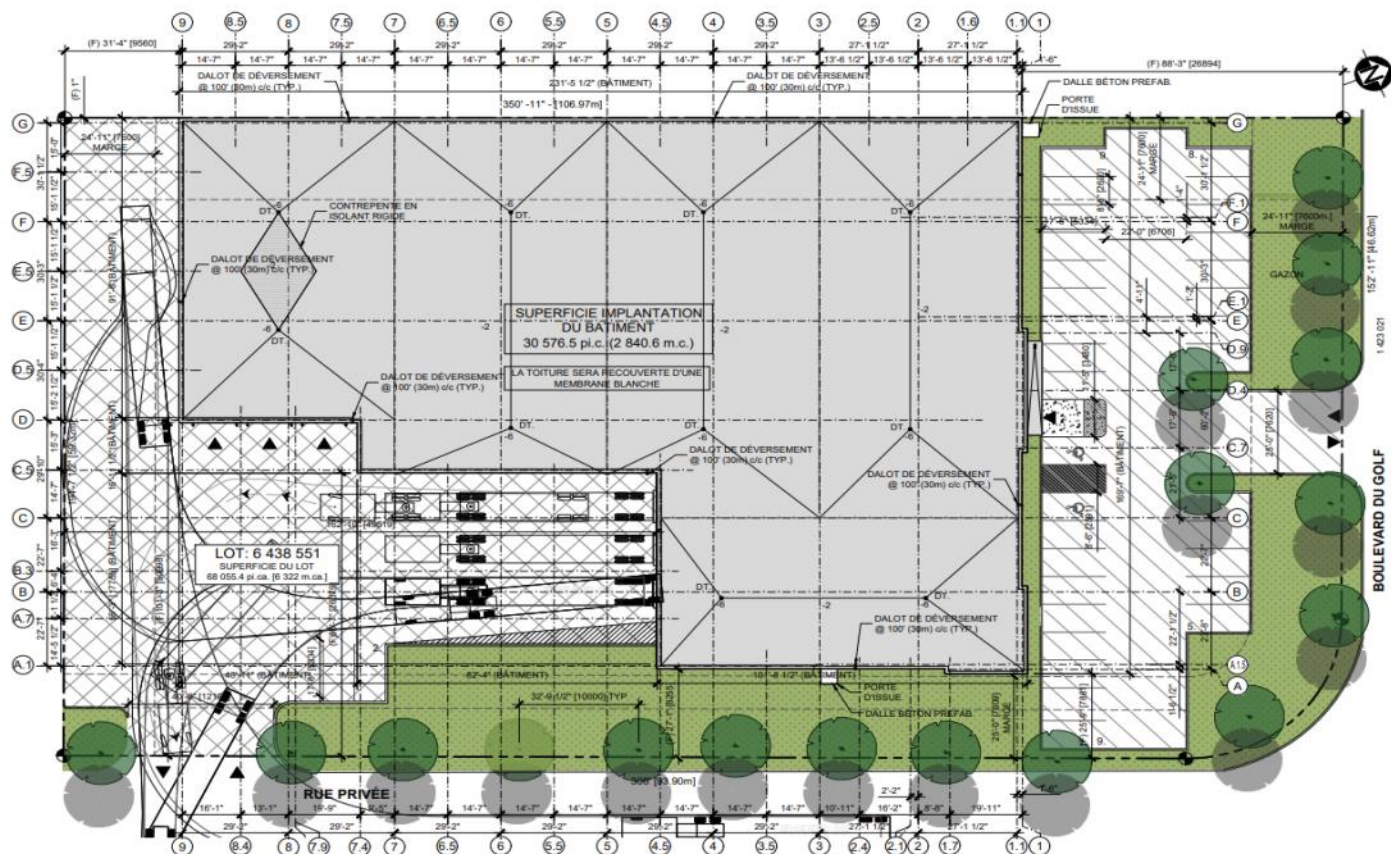
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