

**FOR
LEASE**

MAGNA

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

For more information, contact :

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INDUSTRIAL SPACE

8245 METROPOLITAIN EAST BOULEVARD
ANJOU, QUEBEC



WAREHOUSE AREA

7,074 sq.ft.

OFFICE AREA

680 sq.ft.

TOTAL AREA

7,754 sq.ft.

CLEAR HEIGHT

18 feet

ZONING

I-217

SHIPPING DOORS

1 x Loading Dock

1 x Drive-in Door

OFFICE HEATING

Electricity

WAREHOUSE HEATING

Natural Gas

SPRINKLERS

Yes

BASE RENT

See Broker

OPERATING EXPENSES

\$ 5.98/sq.ft. (Estimated 2026)

OCCUPANCY DATE

60 days



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