

**FOR
SUBLEASE**

MAGNA

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

For more information, contact :

JOSEPH DI LILLO

Certified Real Estate Broker
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INDUSTRIAL SPACE

8060-8070 JARRY EAST STREET
ANJOU, QUEBEC



WAREHOUSE AREA

4,963 sq.ft.

OFFICE AREA

1,550 sq.ft.

TOTAL AREA

6,513 sq.ft.

CLEAR HEIGHT

12' 5" feet

ZONING

I-216

SHIPPING DOORS

3 x Loading Docks

1 x Drive-in Door

OFFICE HEATING

Electricity

WAREHOUSE HEATING

Natural Gas

BASE RENT

See Broker

OPERATING EXPENSES

\$ 4.34 / sq.ft. (Estimated 2025)

OCCUPANCY DATE

60 days

REMARKS

- Space is fully air-conditioned (office and warehouse);
- Two electrical entrances of 100 Amps / 600 Volts each;
- Possibility to sub-divide the space;



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