



TRIDENT

Building:
±120,000 ^{sq.}ft.

Land:
±240,000 ^{sq.}ft.



10251 BOUL. RAY-LAWSON

ANJOU, MONTREAL, QC.


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FOR
LEASE

PROPERTY DETAILS

THE OPPORTUNITY

- RARE exceptional industrial property for lease in Anjou's highly sought after industrial park
- Located in close proximity to Highway 40 (Metropolitain), Highway 25 (Louis-H Lafontaine), & Boul. Henri-Bourassa E.
- Ideal for warehousing, distribution, and manufacturing
- Building undergoing several major improvements
- Flexible industrial & commercial zoning
- Transportation and services nearby

 **BUILDING AREA**
± 120,000 SQ.FT.

 **LAND AREA**
± 240,000 SQ.FT.

 **SHIPPING DOORS**
TL: 11 | DI: 3

 **CLEAR HEIGHT**
18 FT.

 **ELECTRICAL ENTRY**
600V | 2500A - 3 PHASE

 **COLUMN SPAN**
25" X 30"

 **OCCUPATION**
JULY 2021

 **SPRINKLERS**
THROUGHOUT

 **ZONING**
I1, I2, C1, C2, C3, C4D, C6, P3

 **HVAC**
2 ROOFTOP UNITS



FEATURES

- LAND AREA: ± 240 000 sq.ft.
- BUILDING AREA: ± 120 000 sq.ft.
 - Ground Level: ± 114 000 sq.ft. [± 185" x 625"]
 - 2nd Level Office area: ± 5 513 sq.ft.
- EXTERIOR STORAGE PERMITTED

CONTACT FOR MORE INFORMATION

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TRIDENT

LOCATION



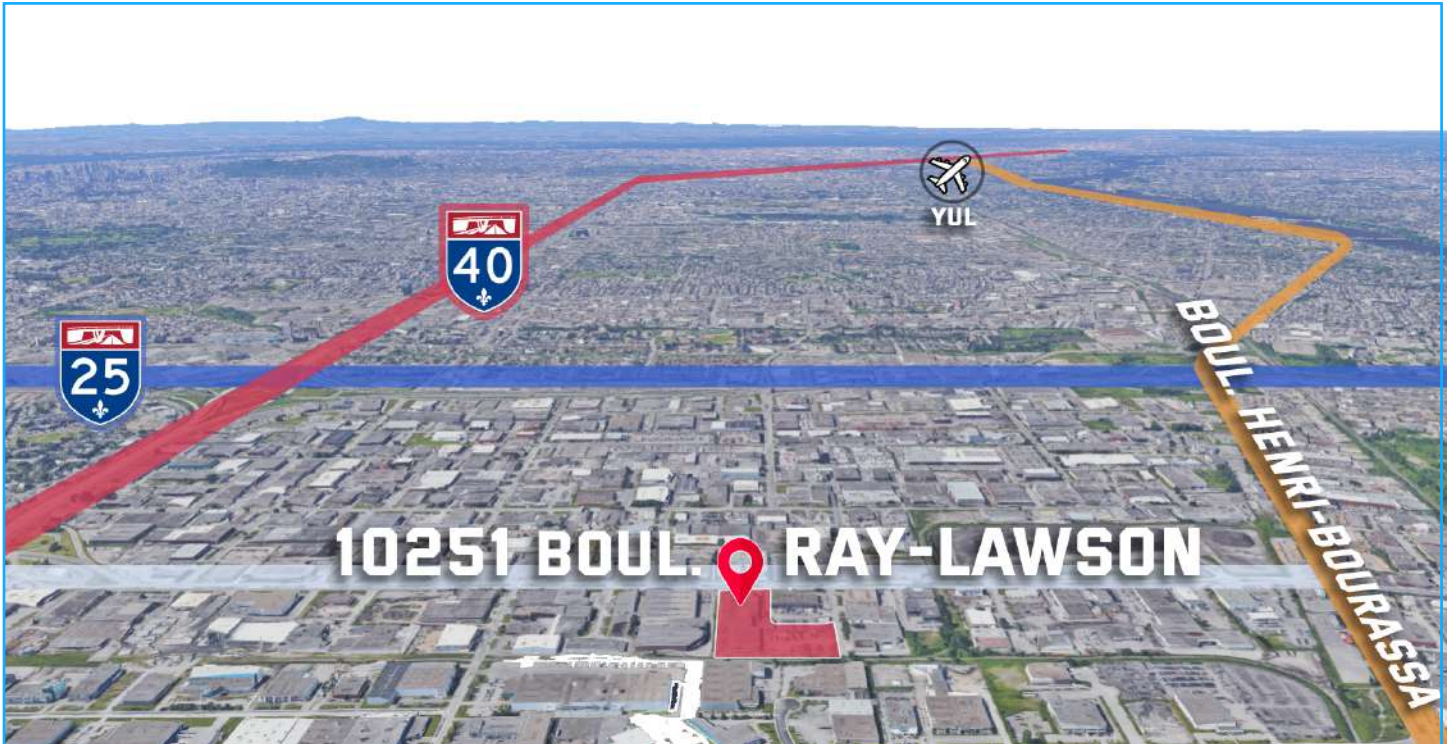
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FAÇADE



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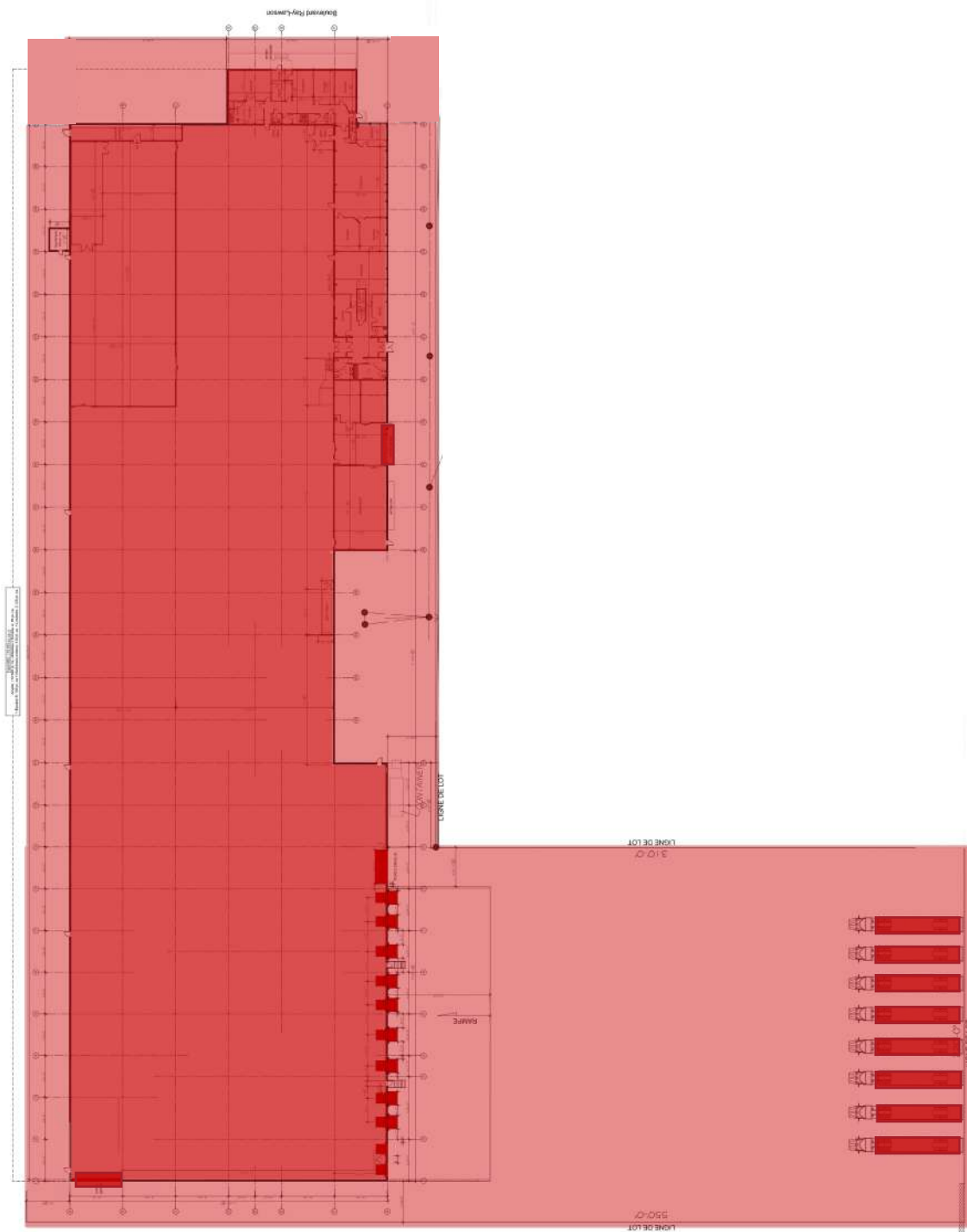
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BUILDING PLAN ●●●●●●●●

BOUL. RAY-LAWSON



RUE 4^E CROISSANT

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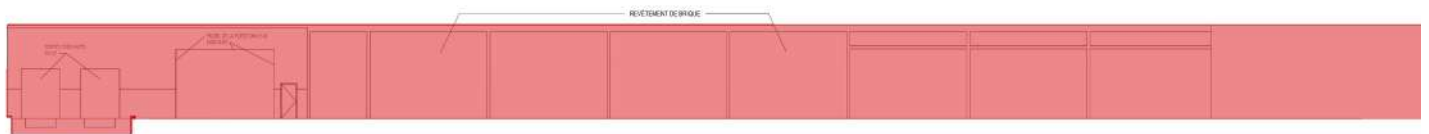
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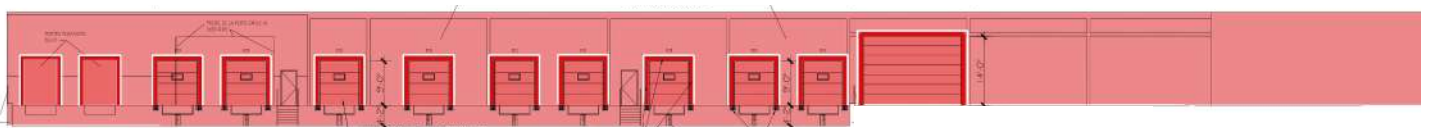
TRIDENT

SHIPPING DOORS

EXISTING LAYOUT



RETROFITTED LAYOUT



SHIPPING DOORS : 14

TRUCK-LEVEL DOORS WITH LEVELERS : **11**

DRIVE-IN DOORS: **3**

CONTACT ●●●●●●●●



TRIDENT

CONTACT FOR LEASING RATES



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