

BROCCOLINI

IMMOBILIER ET DÉVELOPPEMENT
REAL ESTATE & DEVELOPMENT

FUTUR DÉVELOPPEMENT INDUSTRIEL
À LOUER

FUTURE INDUSTRIAL DEVELOPMENT
FOR RENT



± 2.45 M PI CA DE TERRAIN INDUSTRIEL
SQ.FT. OF INDUSTRIAL LAND

BOULEVARD MÉTROPOLITAIN EST, ANJOU, QUÉBEC



1,044,000
PI CA | SQ.FT.

EMPREINTE MAXIMALE DU BÂTIMENT
MAX BUILDING FOOTPRINT

**IMMEUBLE
À LOCATAIRE UNIQUE
OU MULTI-LOCATAIRE**

Incredible opportunity for industrial development in Anjou, in the Anjou district of Montreal. A site of approximately 2.5 million sq. ft. located on Boulevard Metropolitain Est, with incredible highway visibility and direct site access from the service road. Maximum building footprint of over 1 million square feet, easily accessible by public transportation and surrounded by many amenities in the area. Ideal for a single or multi-tenant development.

**SINGLE OR
MULTI-TENANT**

Incredible opportunity for industrial development in Anjou. Approximately 2.5 million sq. ft. of land located on Boulevard Metropolitain East, with incredible highway visibility and direct site access from the service road. Maximum building footprint of over 1 million square feet, easily accessible by public transportation and surrounded by many amenities in the area. Ideal for a single or multi-tenant development.



± 2.5 M
PI CA | SQ.FT.

SUPERFICIE DU TERRAIN
LAND SIZE



RESTRICTIONS DE HAUTEUR
FLEXIBLES

FLEXIBLE
HEIGHT RESTRICTIONS

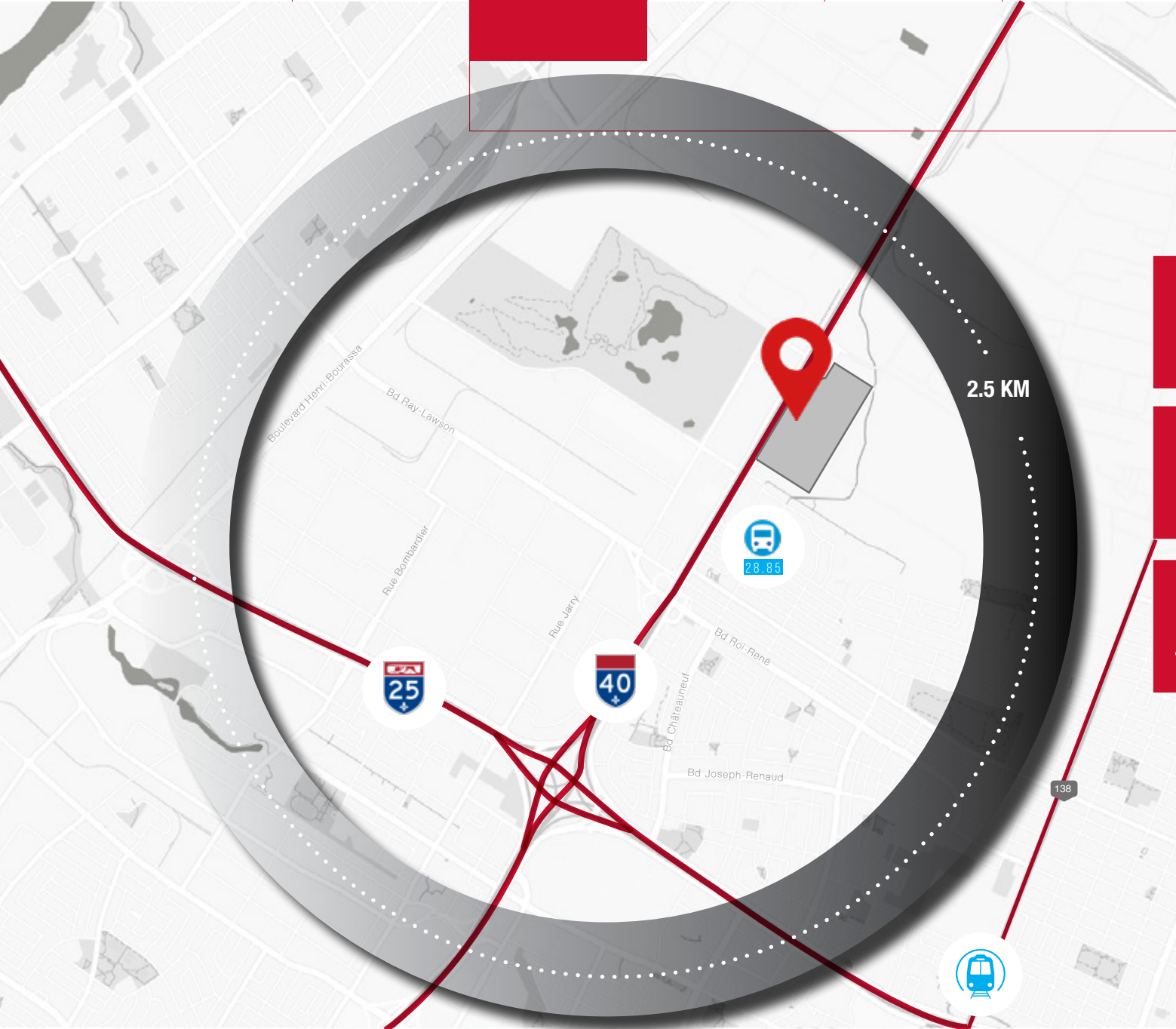
PARTICULARITÉS

- ACCÈS DIRECT À LA VOIE DE SERVICE DE L'A-40
- GRANDE VISIBILITÉ À PARTIR DE L'AUTOROUTE
- ENTIÈREMENT ÉQUIPÉ
- POSSIBILITÉ DE CONSTRUIRE UN BÂTIMENT DE PLUS DE 100 PI
- PLUS DE 1 500 PI DE FAÇADE SUR L'AUTOROUTE 40

FEATURES

- DIRECT ACCESS TO A-40 SERVICE ROAD
- GREAT VISIBILITY FROM THE HIGHWAY
- FULLY SERVICED
- ABILITY TO BUILD A BUILDING OF 100+ FT.
- OVER 1,500 FT. OF FRONTAGE ONTO AUTOROUTE 40





ACCÈS

- AÉROPORT INTERNATIONAL MONTRÉAL-TRUDEAU - 25 MINS
- CENTRE-VILLE DE MONTRÉAL - 20 MINS
- STATION DE MÉTRO HONORÉ-BEAUGRAND - 10 MINS
- PORT DE MONTRÉAL - 15 MINS
- AUTOBUS: 28, 39, 85
- PROXIMITÉ DE L'AUTOROUTE 25 (~3,5 KM)

ACCESS

- MONTREAL-TRUDEAU INTERNATIONAL AIRPORT - 25 MINS
- DOWNTOWN MONTREAL - 20 MINS
- HONORÉ-BEAUGRAND METRO STATION - 10 MINS
- PORT OF MONTRÉAL - 15 MINS
- BUS: 28, 39, 85
- PROXIMITY TO AUTOROUTE 25 (~3,5 KM AWAY)

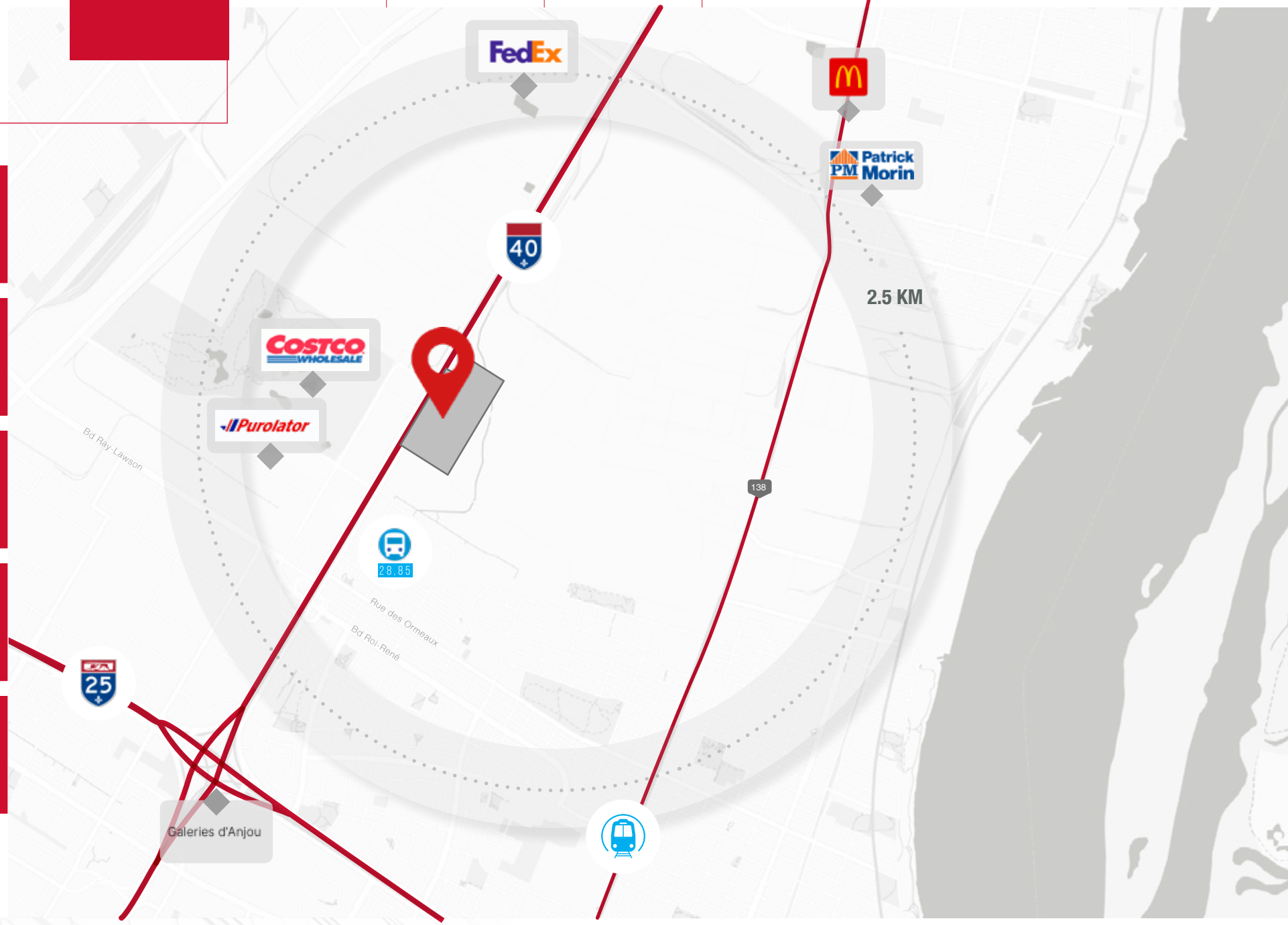
COMMODITÉS

- RESTAURANTS / CAFÉS 10+
- ÉPICERIES 03
- STATIONS-SERVICES 04
- BANQUES 04
- HÔTELS 02



AMENITIES

- RESTAURANTS / CAFE 10+
- GROCERY STORES 03
- GAS STATIONS 04
- BANKS 04
- HOTELS 02





OPTION 1 - ONE BUILDING

SOMMAIRE DU PROJET

DÉVELOPPEMENT INDUSTRIEL, LANGANIÈRE, ANJOU ET PORTION MONTRÉAL EST
ZONE: ANJOU I-301 USAGE PERMIS: I1, I2, C1, C2, C3
MONTRÉAL EST C-02 USAGES SPÉCIFIQUEMENT AUTORISÉ: C301, C308, C801

LOTS	Pi²	m²
LOT 1 110 468 (Anjou)	2,171,987	201,784
LOT 6 443 282 (Montréal Est)	100,911	9,374
LOT 6 443 283 (Montréal Est)	199,948	18,575
SOUS-TOTAL	2,472,865	229,734
AGRANDISSEMENT VOIE BOUL METROPOLITAIN	19,276	1,790
SUPERFICIE TOTALE	2,453,588	227,943

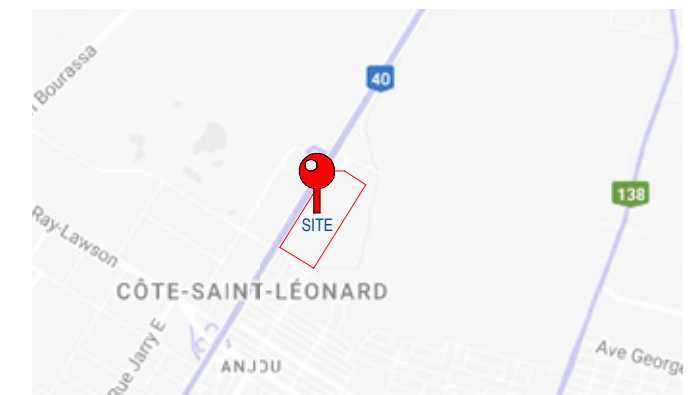
MARGES DE REcul	m
AVANT, LATÉRALE ET ARRIÈRE	7.6

SUPERFICIE DU BÂTIMENT PROPOSÉ (PC)	Pi²	m²
IMPLANTATION	1,043,157	96,912
ENTREPÔT	1,032,616	95,933
BUREAUX (SUR 2 ÉTAGES)	21,082	1,968
TOTAL BÂTIMENT	1,053,698	97,891

TAUX D'IMPLANTATION (MIN. 25% / MAX. 70%)	43%
C.O.S. (MIN. 0.3 / MAX. 1.0)	0.4
POURCENTAGE D'ESPACE VERTS (MIN. 10%)	35%

STATIONNEMENT	
STATIONNEMENT REQUIS PAR LA VILLE	683
BUREAUX (1/145m²)	44
ENTREPÔT (1/150m²)	640
STATIONNEMENT PROPOSÉ	223
STATIONNEMENT FUTUR PROPOSÉ	460

LOGISTIQUES	
PORTES DE QUAI DE CHARGEMENT	86
PORTES "DRIVE-IN"	2
STATIONNEMENT REMORQUES	251



OPTION 1 - ONE BUILDING





OPTION 2 - TWO BUILDINGS



42,796
POPULATION



TAUX D'EMPLOI DE
EMPLOYMENT RATE OF

58.3%



ÂGE MOYEN DE
MEDIAN AGE OF

38.7



REVENU MÉDIAN DES MÉNAGES
MEDIAN HOUSEHOLD INCOME

59,667 \$



TALI MAILHOT

GESTIONNAIRE DE LOCATION
LEASING MANAGER

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MONTREAL - OTTAWA - TORONTO