

**FOR RENT**

Marcus & Millichap

ENTREPÔT  
**WATSON**  
WAREHOUSING INC

# 8301 PARKWAY BOULEVARD, ANJOU, QUEBEC

INDUSTRIAL SPACE - UP TO 63,000 SF

PERFECTLY SUITED FOR WAREHOUSING AND DISTRIBUTION OPERATIONS



## AVAILABLE INDUSTRIAL SPACE

RANGING FROM 20,000 TO 63,000 SQUARE FEET

**Félix Carbonneau**

Real Estate Broker

Associate

C: (514) 582-4355

Felix.Carbonneau@marcusmillichap.com

# FOR RENT

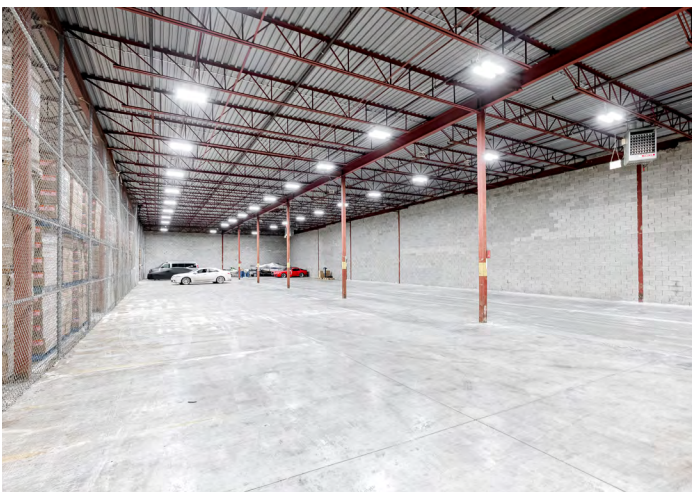
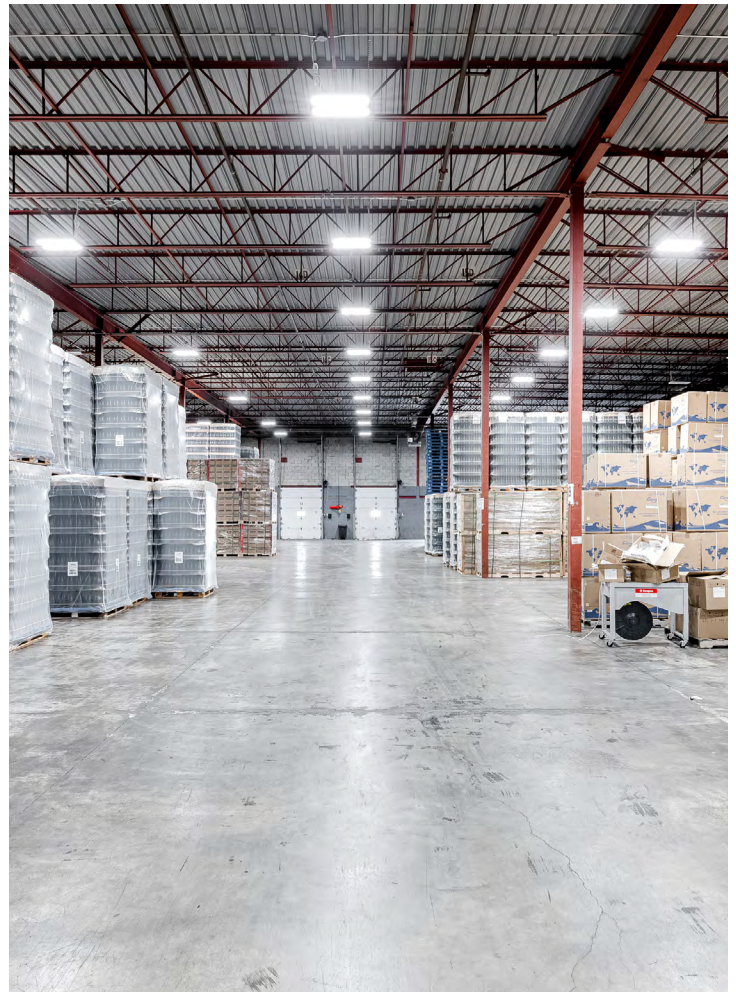
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## STRATEGIC ADVANTAGES

Ideally located in the dynamic Anjou area, this industrial building offers a strategic location for businesses seeking a functional, accessible space well-connected to major transportation routes. This space is perfect for warehousing, logistics, or transportation activities.

- Easy access to highways 25-40
- Easy subdivision of spaces
- Excellent ratio of loading docks to square footage
- New LED lighting
- Highway visibility



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## PROPERTY DETAILS



**Available Area (sq. ft.):** ± 20,000 - 63,000



**Drive-In Doors:** 2



**Warehouse (sq. ft.):** ± 20,000 - 63,000



**Sprinklers:** Yes



**Clear Height (ft.):** 19



**Parking:** Yes



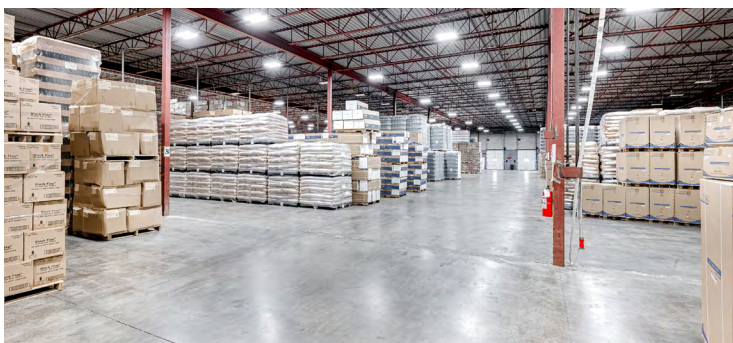
**Column Span (ft.):** 30 x 26



**Construction :** 1968-1988



**Truck-Level Doors:** 8



Perfectly suited for warehousing and distribution operations

- Asking Net Rent (sq. ft.): contact broker
- Operating Expenses (sq. ft.): \$4.16
- Availability: Immediate

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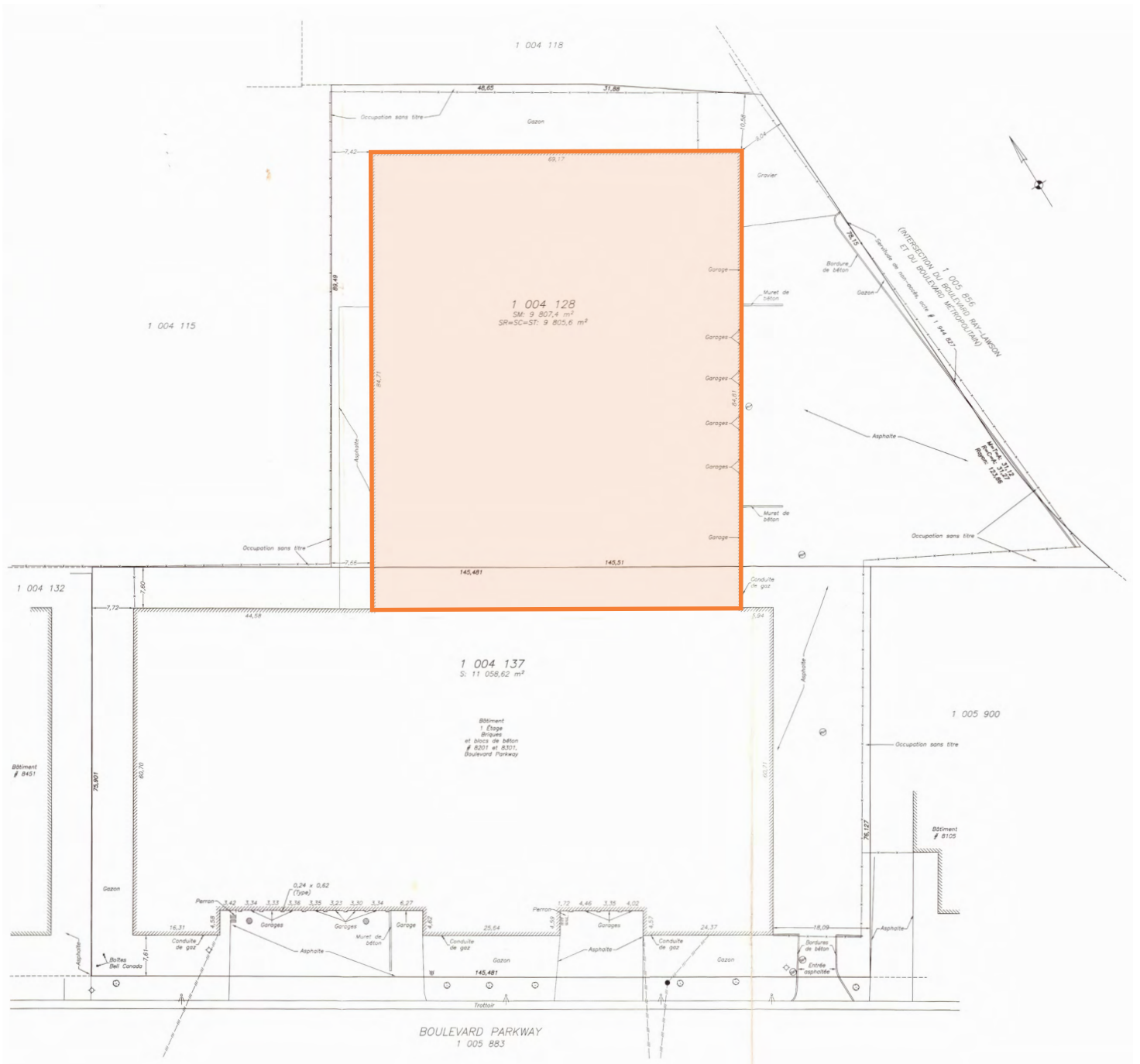
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## PLAN



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ANJOU, Q.C.

PRESENTED BY:

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FOR:



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