

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal stripes in yellow, red, and blue.A wide-angle photograph of a modern industrial building. The building features a facade of grey stone blocks and large windows with light green-tinted glass. A central entrance is covered by a white awning with the number "20655" above it. To the right, there is a larger glass-enclosed entrance. The foreground shows a paved parking lot with some snow patches and a few trees. The sky is blue with light clouds.

20655 Industriel Blvd, Sainte-Anne-de-Bellevue, QC

Industrial Space Located Near Highway 40

FOR LEASE - Ideal for warehousing and manufacturing activities

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Property Overview

Located at **20655 Industriel in Sainte-Anne-de-Bellevue**, this industrial space benefits from a strategic location in the West Island's established industrial corridor.

With quick access to Highway 40, proximity to key transportation routes, and just minutes from the Anse-de-l'Orme REM station, the property offers excellent connectivity for warehousing, distribution, and logistics operations.

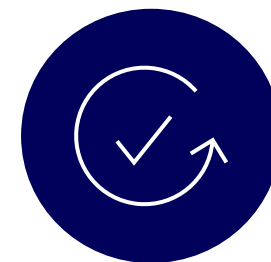
| | | | |
|-----------------------|-------------|-----------------|-------------------|
| Total Area | ± 37,850 SF | Shipping | 4 TL 1 DI |
| Warehouse Area | ± 33,350 SF | Lighting | LED |
| Office Area | ± 4,500 SF | Parking | Ample car parking |
| Clear Height | 21' | Zoning | Zone I-06 |



Roof replaced
in 2025



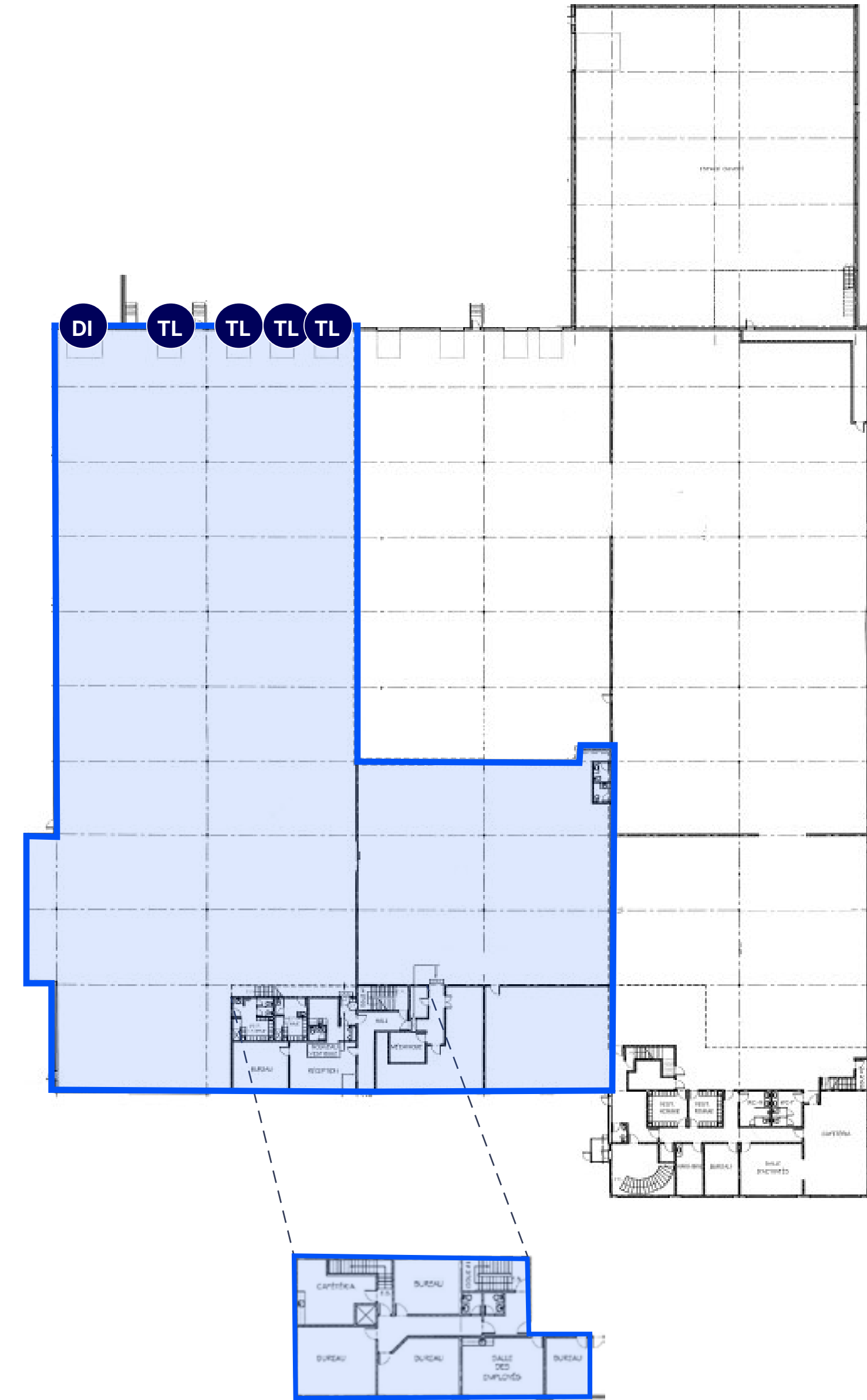
Lease Rate:
Contact the brokers



Additional Rent:
Contact the brokers



Availability:
Q2 2026

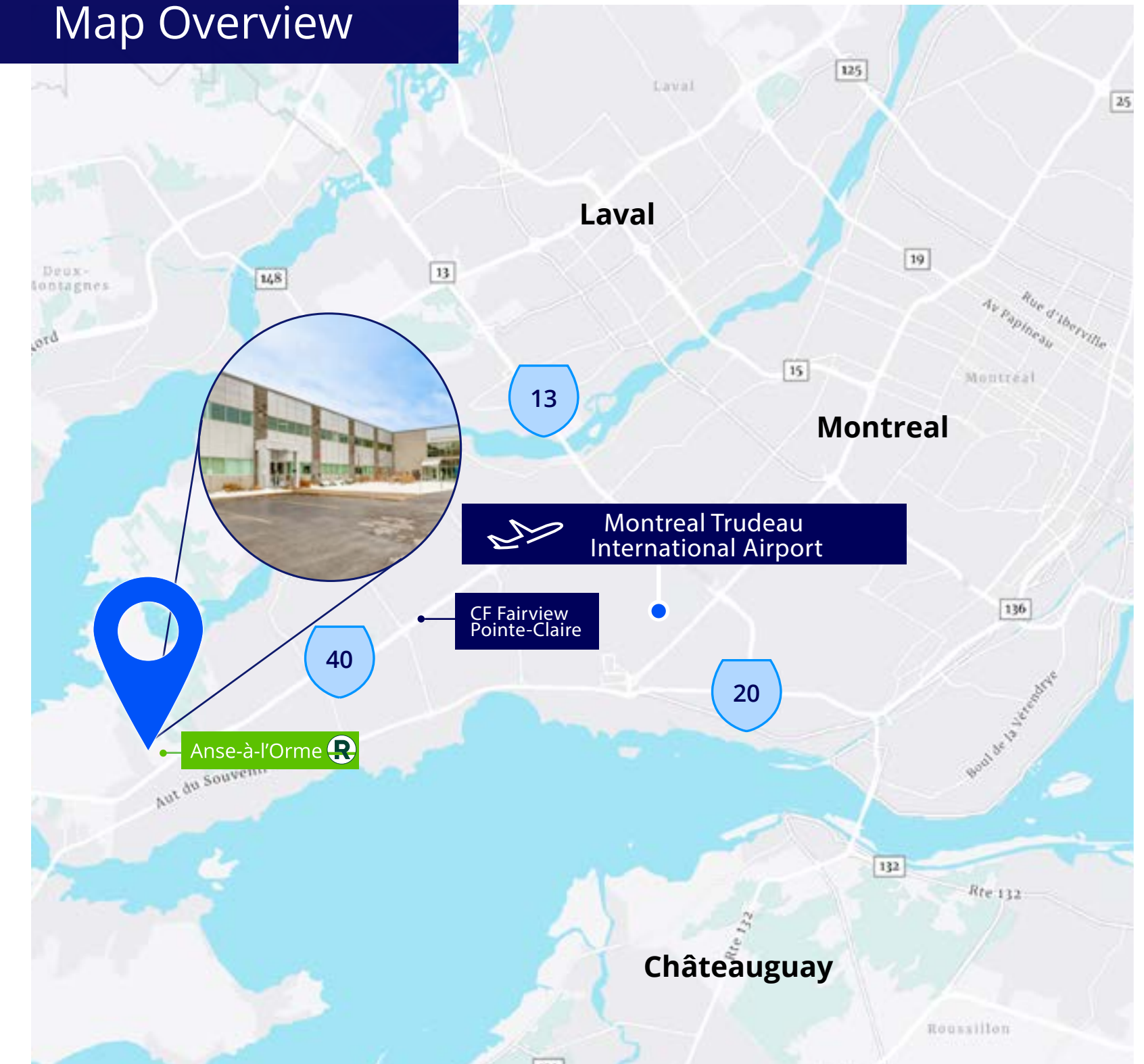


INDUSTRIAL BLVD

Location Overview



Map Overview



Highway 40

01 min

Anse-à-l'Orme
REM Station

02 min

Baie d'Urfé
Train Station

05 min

CF Fairview
Pointe-Claire

06 min

Montreal Trudeau
International Airport

23 min

Downtown Montreal

40 min



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