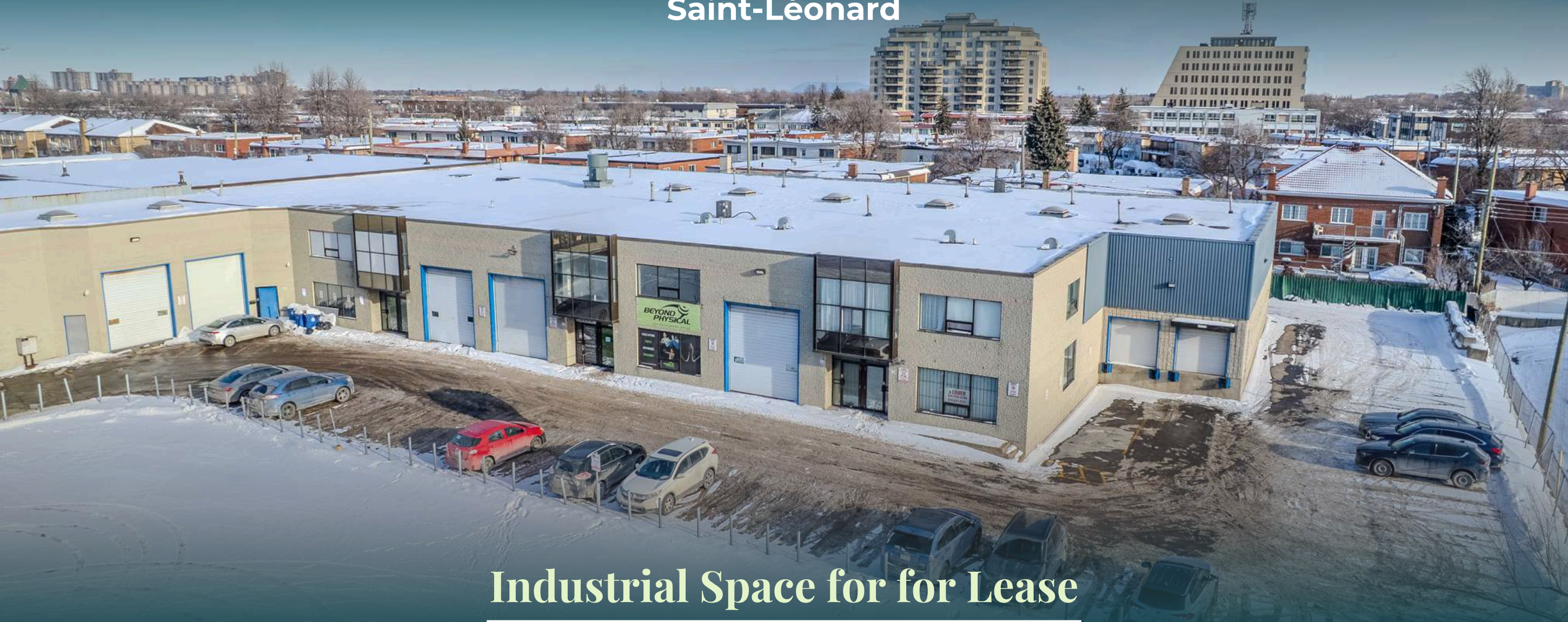




6032-6040 Boul. Métropolitain E.

Saint-Léonard



Industrial Space for for Lease



Unit: 6032	± 4,677 SF
Unit: 6038	± 6,762 SF
Unit: 6040	± 3,367 SF
Drive-in Doors	2
Truck Level Doors	2
Clear Height	19'
Zoning	C-1750 (ID, CA, CB, CC, CD, CE, CF, CG)

In close proximity to major arterial boulevards including Langelier, Lacordaire, Pie-IX, and Henri-Bourassa.

Strategically located giving direct access to Highways 40 and 25, allowing efficient regional and cross-island distribution.

Located within a well-established industrial node, surrounded by complementary commercial and industrial users.

Available Leasing Configurations

Unit: 6032

Total Space Area	± 4,677 SF
Warehouse	± 3,998 SF
Office	± 679 SF
Truck Level Doors	2
Clear Height	19'
Column Span	28' x 5"
Availability	Immediate

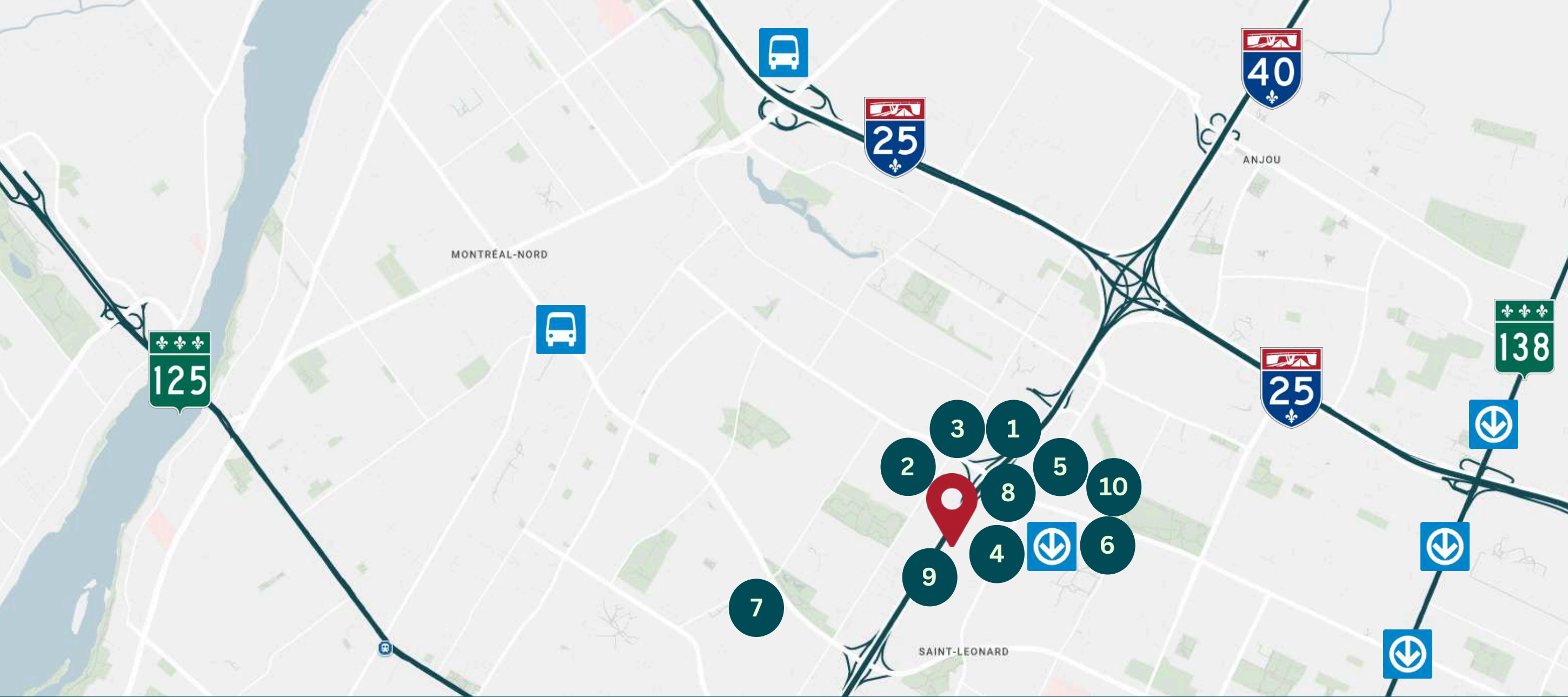
Unit: 6038

Total Space Area	± 6,762 SF
Warehouse	± 4,042 SF
Garage	± 2,720 SF
Drive-In Door	1
Clear Height	19'
Column Span	28' x 5"
Availability	Immediate

Unit: 6040

Total Space Area	± 3,367 SF
Warehouse	± 2,690 SF
Office	± 677 SF
Drive-In Door	1
Clear Height	19'
Column Span	Column Free
Availability	Immediate

Units 6038 and 6040 may be leased separately or as a single combined unit.



1

Ultramar

2

Petro Canada

3

McDonald's

4

Tim Hortons

5

Canadian Tire

6

Walmart

7

Café Milano

8

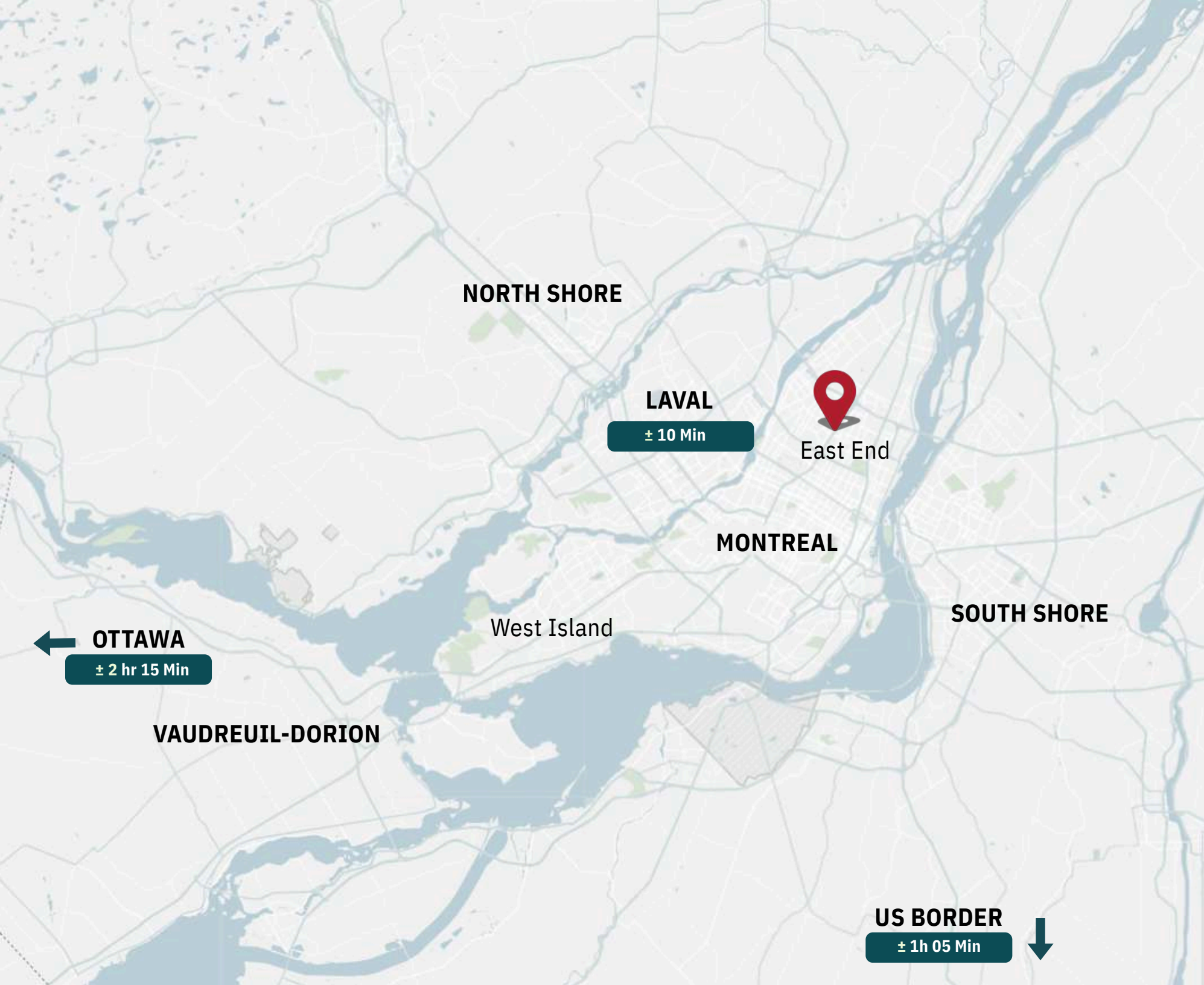
H Grégoire

9

United Gym

10

TD Bank



Driving Times

Madeleine-Parent Metro Station* ± 2 Min

Galeries d'Anjou ± 5 Min

Port of Montreal ± 14 Min

Montréal-Trudeau International Airport ± 30 Min



Bus Times

460 Every ± 25-30 Min

* Metro station currently under construction



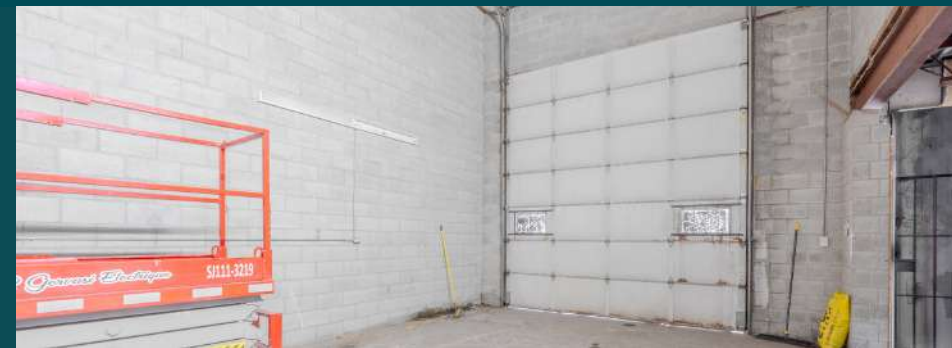
Unit: 6032



Unit: 6038



Unit: 6040





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