



# 50

Marius-Warnet Street, Blainville | QC

**ÉTIENNE MARCOUX**

Associate | Commercial Real Estate Broker

+1 514 764 2845

Etienne.Marcoux@colliers.com

**Colliers International**  
1800 McGill College Avenue | Suite 400  
Montréal, QC | H3A 3J6  
T: +1 514 866 1900





Industrial space of 4,000 SF with fenced land. Located in the heart of the Seigneurie Industrial Park, this property is only a few minutes from Blainville train Station and is easily accessible by Highways 117 and 15.



Possibility of adding a loading dock



Possibility of delivering turnkey offices



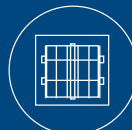
Surveillance cameras



Outdoor warehousing allowed



Possibility of front signage



Barred windows



Floor drainage system



Flexible zoning



Fenced yard



Accessible to people with reduced mobility



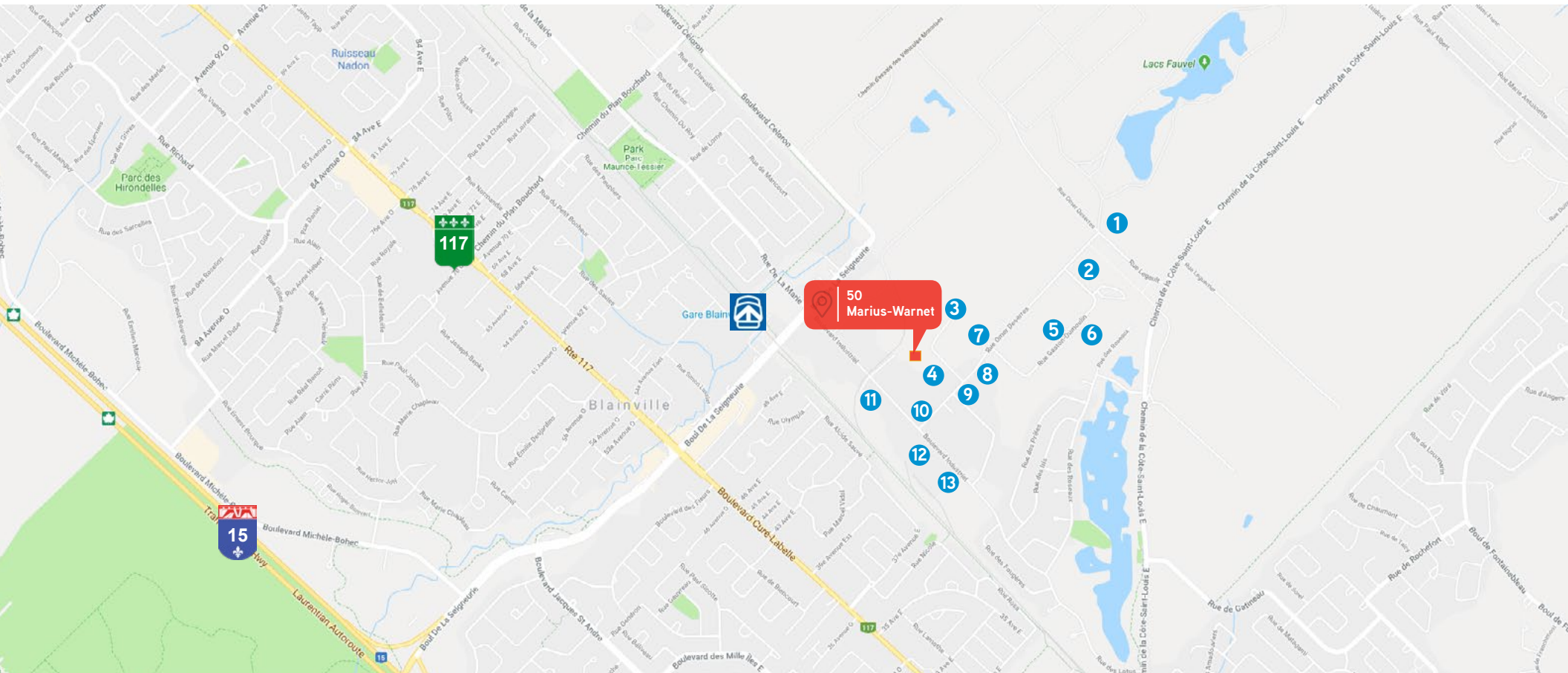


## Characteristics

Industrial area	4,000 SF
Fenced yard area	10,000 SF
Clear heights	10', 18' & 20'
Shipping* * Possibility of adding a loading dock	1 drive-in door (12' x 12')
Available	Immediate
Zoning	I-578
Parking	10 spaces
Power entry	200 A / 347-600 V
Heating	Gas Heater
Lighting	Fluorescent, LED
Net rental rate	\$10.00/SF
Operating expenses* *Energy cost at the tenant's expense	\$3.75/SF

### Highlights




- Fenced yard, well lit and under camera surveillance.
- Possibility to lease 1,200 SF of the secondary heated building.

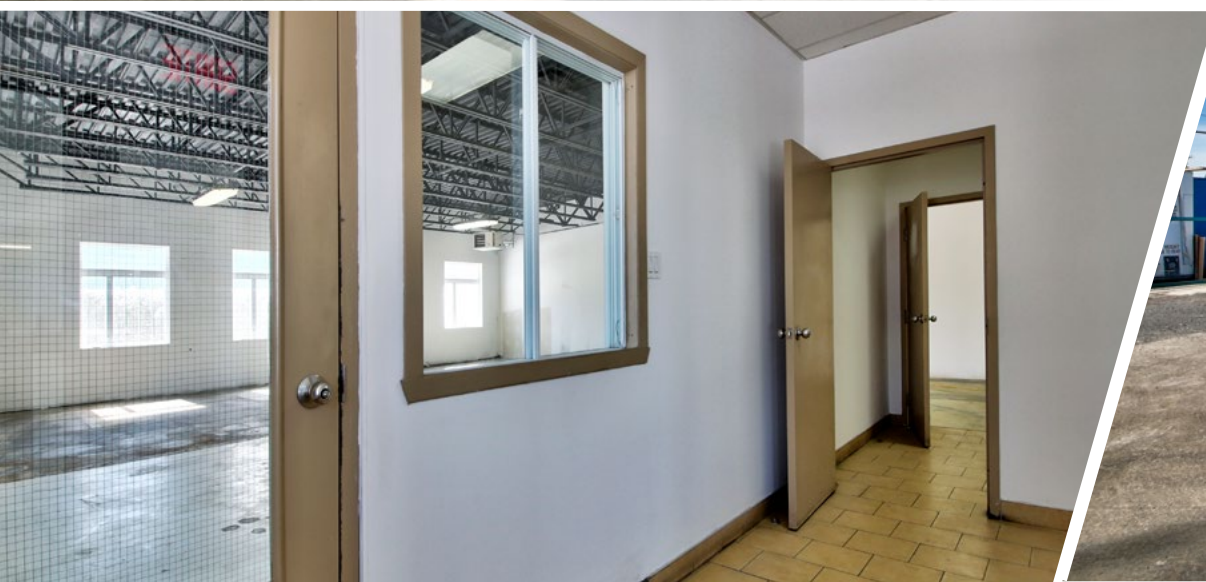


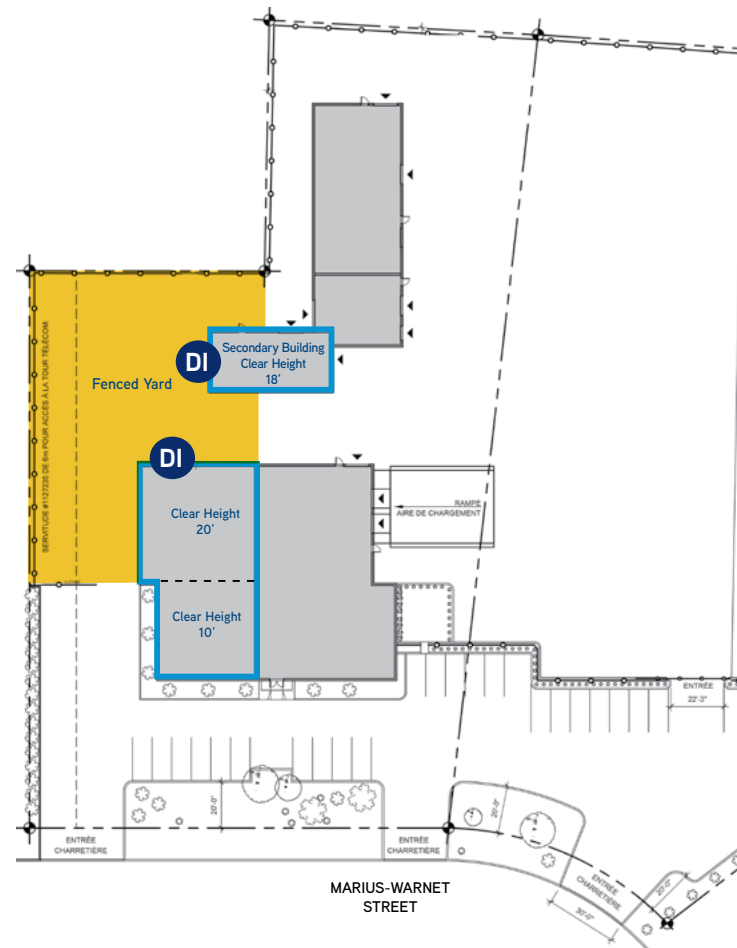
Nearby:

- 1 Zone Enseigne
- 2 Avantage Sport
- 3 RPM Eco
- 4 Gravel Excavation
- 5 SPI
- 6 Genacol
- 7 Ralik
- 8 UPS
- 9 Repaire CrossFit Blainville
- 10 XEBEC
- 11 Les Toitures Hogue
- 12 Fenêtres Magistral
- 13 CanWel Building Materials

 Blainville Train Station

-  4 minutes to Blainville Train Station
-  10 minutes to Laval
-  18 minutes to Montréal





**ÉTIENNE MARCOUX**

Associate | Commercial Real Estate Agent

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