

Tenant Incentive Program (offered by the landlord)

3 months free rent* for a minimum 5-year lease term

* Certain conditions apply.

Colliers

Modern Industrial Facility with High Clearance and 4000 Amps

FOR SALE OR FOR LEASE

Ideal for warehousing, distribution and manufacturing uses

3625, av. des Grandes-Tourelles, Boisbriand

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Property Overview

Located at **3625, avenue des Grandes-Tourelles in Boisbriand**, this stand-alone industrial property benefits from a strategic location with quick access to Highways 15, 640 and 13.

The building offers high power capacity, making it well suited for a variety of industrial and manufacturing uses.



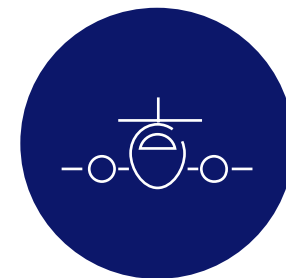
Modern construction



In proximity to Highways 13, 15 & 640



In close proximity to two shopping centres



22 minutes from Montreal-Mirabel Airport



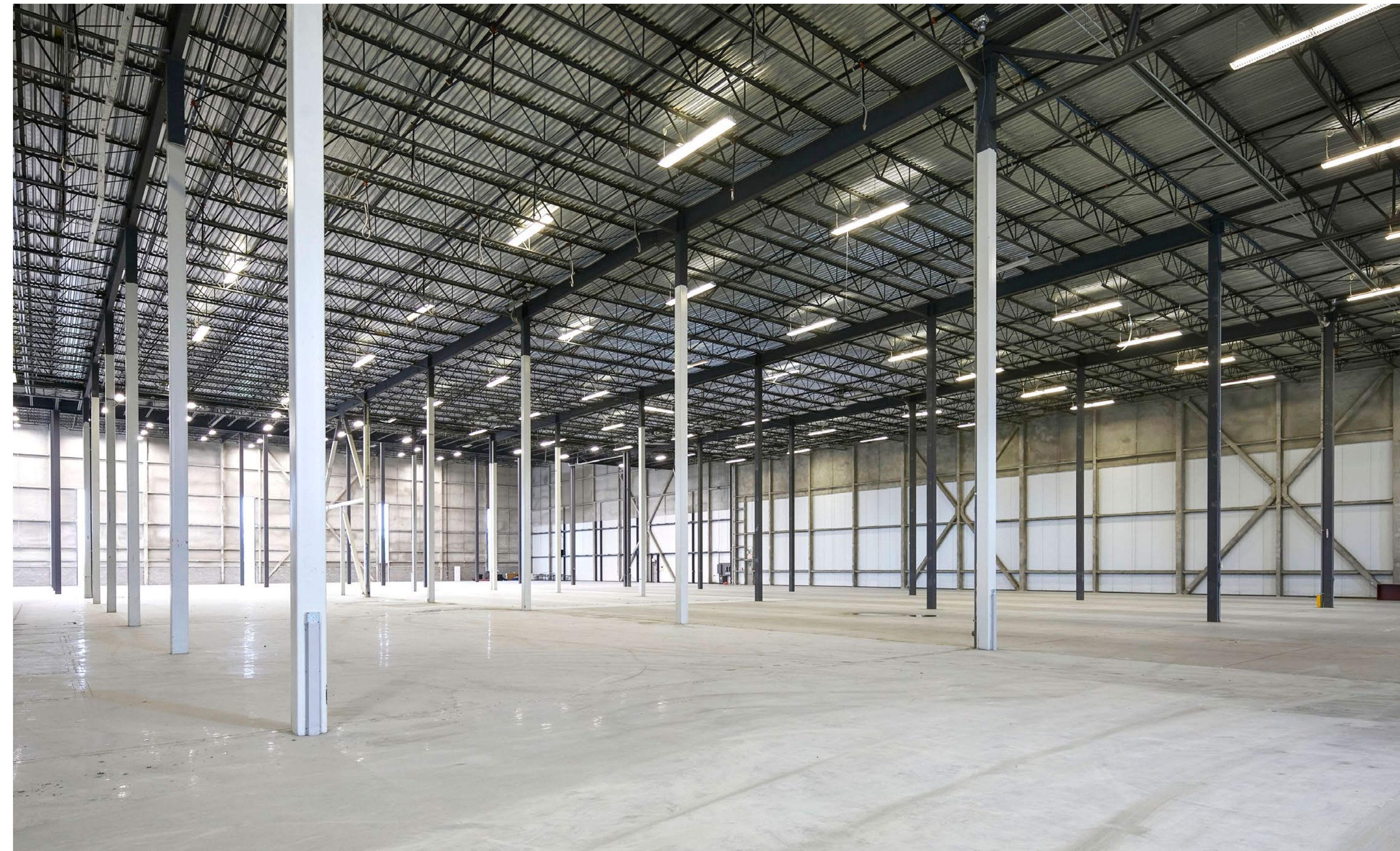
Property Assessment (2026)

Property Taxes (2026)

Property Assessment (2026)			Property Taxes (2026)		
Building	Land	Total	Municipal	School	Total
\$10,617,900	\$4,913,200	\$15,531,100	\$335,665.48	\$7,931.60	\$343,597.08

Property Overview

Total Area	± 88,820 SF
Warehouse Area	± 83,427 SF
Office Area	± 5,383 SF (on two floors)
Land Area	± 176,285 SF
Clear Height	34' - 47'
Shipping	7 truck-level doors (10' x 11') 1 drive-in door (12' x 14') 1 Compactor door (10' x 11')
Column Span	36'x30' - 34'x30'
Power	4000 A / 600 V
Lighting	LED
Heating	Gas
Parking	40 stalls
Opex (2026)	\$4.28
Availability	Immediate



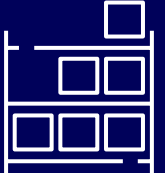
Cost Saving Analysis: Boisbriand vs Laval

Choosing Boisbriand over Laval can save nearly \$3.2 million in 5 years on a 80,000 SF facility, thanks to its significantly lower net and additional rents.

	3625 Grandes-Tourelles Boisbriand	Average property in Laval
Net Rent	\$12.95	\$17.00
Additional Rent	\$4.28	\$6.50
Gross Rent	\$17.23	\$23.50
5 Year Savings	\$3,103,470.33	
10 Year Savings	\$6,737,248.89	

Racking Plan

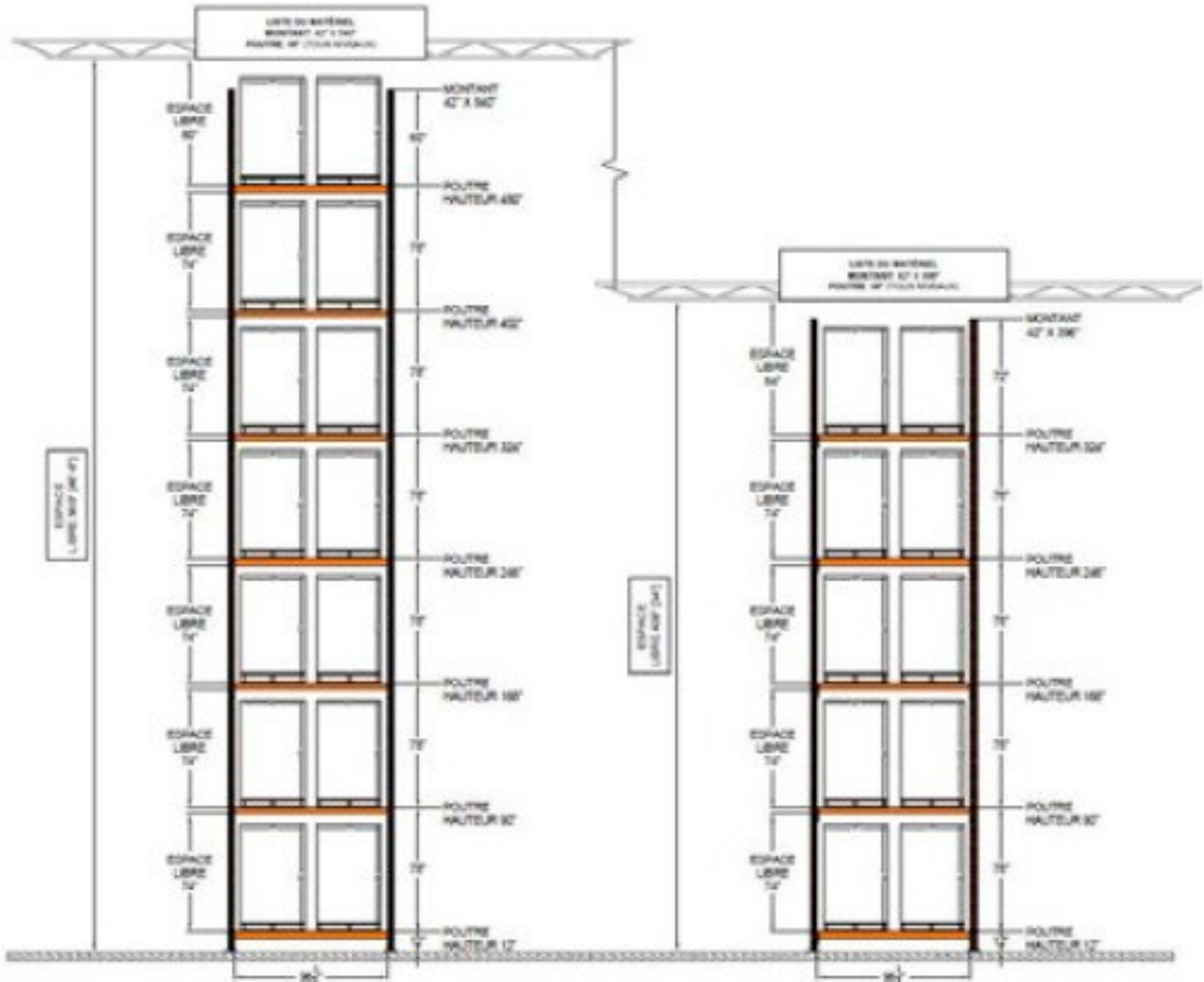
 Warehouse Area:
± 83,427 SF

 Estimated total number of pallet positions: 9,900

Racking Plan: Overview



Racking: Elevation



Property Photos



Reception Area



Office Space



Boardroom



Cafeteria



Warehouse



Warehouse



Shipping Area



Shipping Yard



Frontage

Map Overview

Quick access to Highways 15 and 640 via Route 117 with light traffic conditions



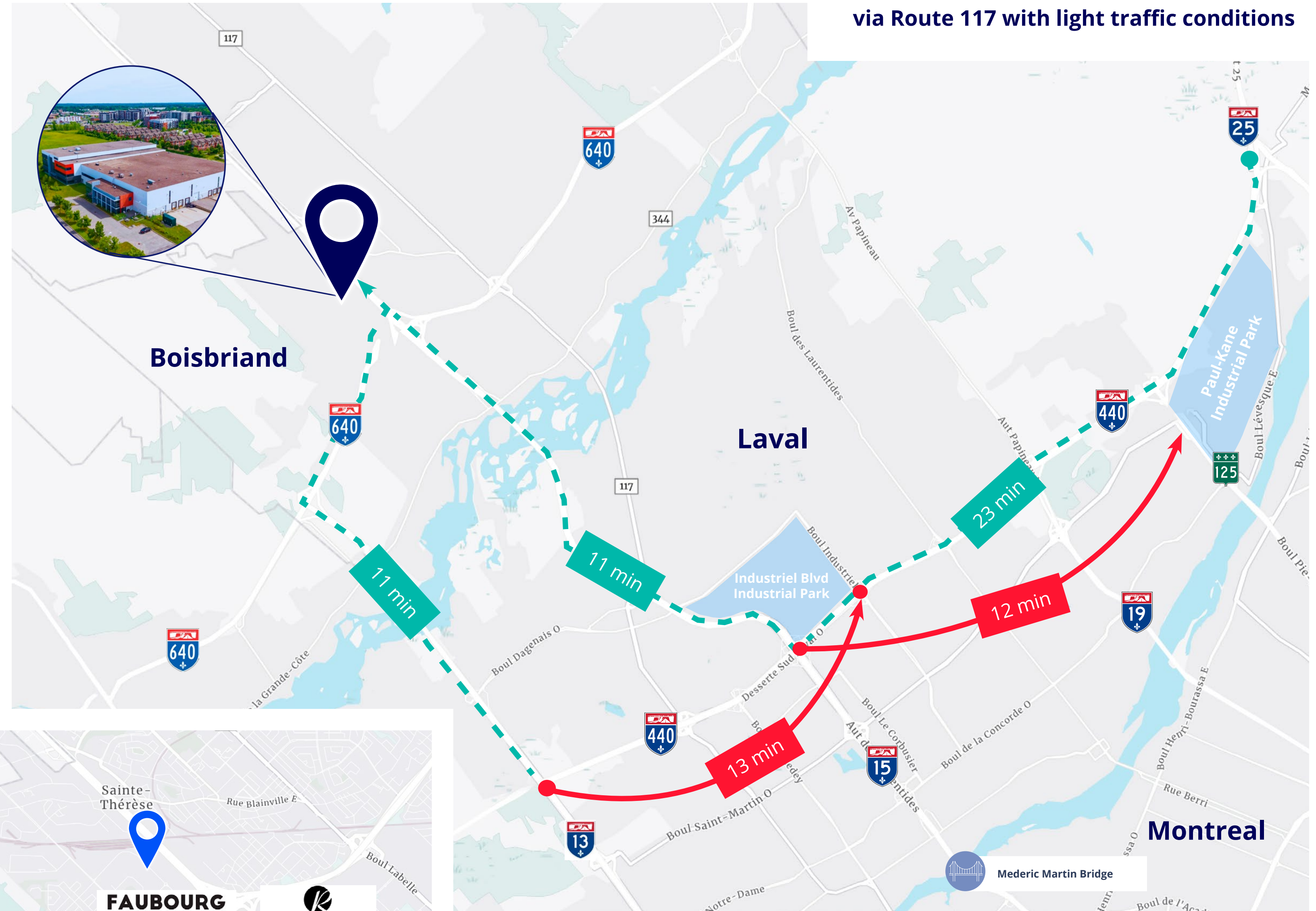
Nearby Amenities

Faubourg Boisbriand (30+ shops)

Poulet Rouge / Gatto Mato / Restaurant Zibo
 Costco / Winners / The Home Depot / Ikea
 IGA / Marshall / Aubainerie / Scotia Bank
 McDonald's / St-Hubert / A&W / Super C

Place Rosemere (50+ shops)

Walmart / Canadian Tire / Rona / Best Buy
 Maxi / Staples / Dollarama / Tim Hortons
 Anytime Fitness / Couche Tard / Value Village
 Pharmaprix / Allo! Mon Coco / Valentine



Destination	Distance	Time
Highway 640	2.1 KM	3 min
Highway 13	10.4 KM	11 min
Highway 15	11.6 KM	11 min
REM Station Deux Montagnes	15 KM	15 Mins
P.E.T Airport	29 KM	25 Mins
Downtown Montreal	30 KM	39 Mins



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