



Short-Term Lease Available

7101 Notre-Dame E. Street, Montréal, QC

# Industrial Space Steps Away from the Port of Montreal **For Lease**

## Vincent Iadeluca\*

Executive Vice President  
Real Estate Broker  
+1 514 764 2831  
vincent.iadeluca@colliers.com

## Nicholas Payette

Vice President  
Commercial Real Estate Broker  
+1 514 764 2847  
nicholas.payette@colliers.com

**Colliers**

# Property Overview

7101 Notre-Dame E Street, Montréal

<b>Zoning</b>	I - 0498	<b>Clear Height</b>	23'
<b>Total Building Area</b>	± 121,984 SF	<b>Shipping</b>	7 TL   1 DI
<b>Warehouse Area</b>	± 91,141 SF	<b>Asking Rent</b>	Contact the broker
<b>Office Area</b>	± 16,745 SF	<b>OPEX</b>	\$5.53
<b>Mezzanine</b>	± 14,078 SF	<b>Availability</b>	Immediate



Dual-sided shipping



On site trailer parking available



Easy access to Highway 25 & 40



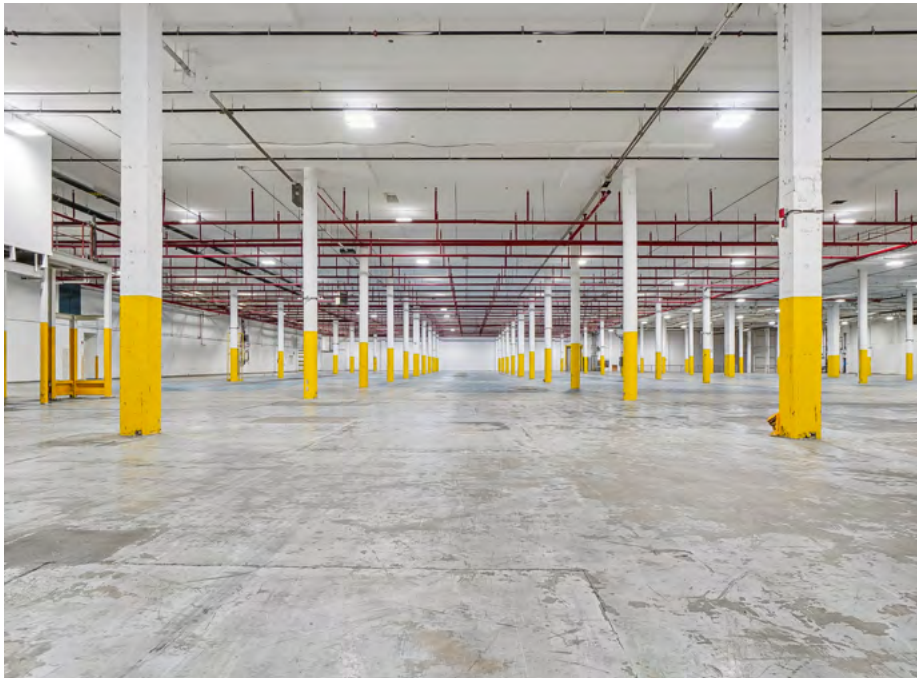
Fenced and secured site



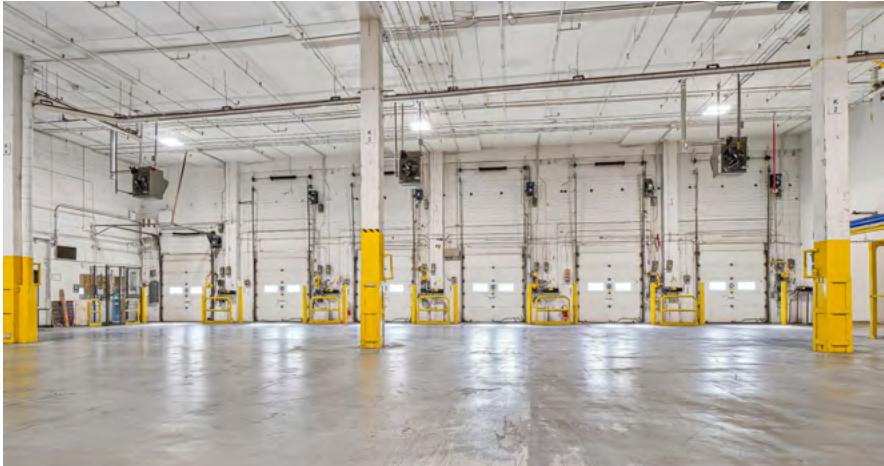
In close proximity to the Port of Montreal



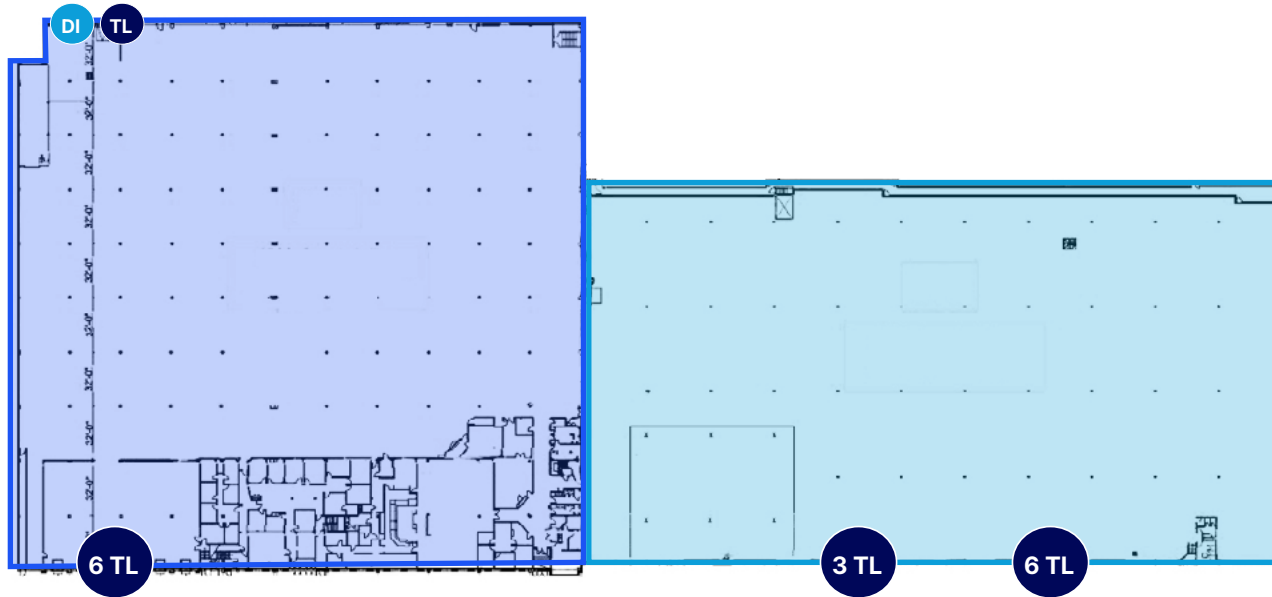
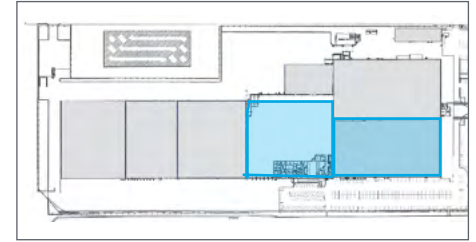
ESFR and Standard Sprinklers



# Photos



# Plan



## Potential Total Space Available

Total Available 213,942 SF

Shipping 16 TL | 1 DI

## Legend

 7101 Notre-Dame Street E

 Neighboring Space for Sublease

# Nearby Amenities

7101 Notre-Dame E. Street  
Montréal, QC

- 1 IGA Tétraville
- 2 Harvey's
- 3 La Belle Province
- 4 Familiprix
- 5 Uniprix
- 6 Couche-Tard
- 7 Place Versailles
- 8 Desjardins
- 9 McDonald's
- 10 Metro

 **Highway 25**  
450 m | 5 minutes

 **Highway 40**  
2.7 km | 11 minutes

 **Langelier Station**  
3.3 km | 18 minutes

 **Port of Montreal**  
1.3km | 3 minutes

 **Downtown Montreal**  
11.9 km | 42 minutes





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\*Vincent Iadeluca Real Estate Services Inc.



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