



* REVISED PRICE *



9750 Boulevard des Sciences | Anjou, QC

Food Processing Plant For Sale or Lease

State of the art building with processing, refrigerated, freezer and blast freezer areas.

Prepared by:

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

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

Recent Certifications:



Property Overview

Civic Address 9750 Boulevard des Sciences

Lot Number 3 167 776

Land Area ±165,858 SF

Total Available Area ±137,762 SF

1st Floor 79,536 SF

2nd Floor 58,226 SF

Space Breakdown

Office Areas 22,944 SF

Warehouse Areas 14,170 SF

Freezer Area 8,631 SF

Cooler Areas 5,918 SF

Mechanical Areas 15,534 SF

Production Areas 45,172 SF

Shipping Areas 7,839 SF

Attic Areas 17,554 SF

Shipping doors 11 Truck-Level (vertical)
1 Compactor door

Clear Height 14' - 32'

Electricity 5000A/600V

Zoning I-229

Exterior Parking ±60 spaces

Sprinklers Fully sprinklered



Property Photos

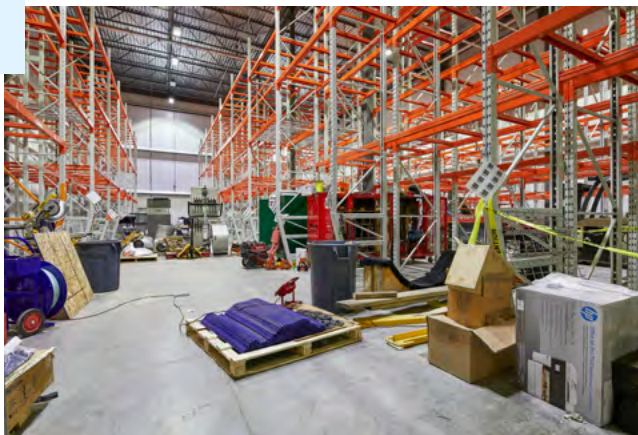


Assessments

Land	\$2,619,500
Building	\$13,621,100
Total	\$16,240,600

Taxes

Municipal (2025)	\$516,400.90
School (2024)	\$12,394.59
Total	\$528,795.49



Technical Details

Recent certifications: CFIA, SQF, and GFSI

Building Area

- › Camera system throughout the plant
- › Controlled card access throughout the plant

Production Area

- › Each production area (3) has its own grease trap
- › 9,700 US gallons domestic hot water washtank
- › 5,000,000 BTU boiler
- › Fully equipped test kitchen
- › Employee locker room

Refrigeration Area/Capacity

- › **Phase 1:** Central air unit with CO2/glycol cascade refrigeration system:
Installation date 2024
- › **Phase 1:** 340 tons (100,000 CFM)
- › **Phase 2:** 320 tons (45,000 CFM), air handling unit w/ CO2/glycol cascade refrigeration system installed in 2024
- › **Phase 3:** 320 tons with stainless steel evaporations
- › **Phase 3:** Combine tunnel & spiral blastfreezer of 90 Ton for a capacity of 5000lb/h from 130°F to 0°F
- › **Phase 3:** Stainless steel evaporator with Ammonia/glycol cascade refrigeration system installed in 2014
- › **Phase 3:** Production water cooling system with 13.6 Ton capacity and 4500L accumulation tank
- › **Phase 3:** 156 Ton spiral blastfreezer for 8000lb/h capacity from 130°F to 0°F



Sale Price / Rent Rate
Contact Brokers



OPEX
Contact Brokers



Availability
Immediately



Recently Renovated



Test Kitchen Area



**Employee
Locker Room**

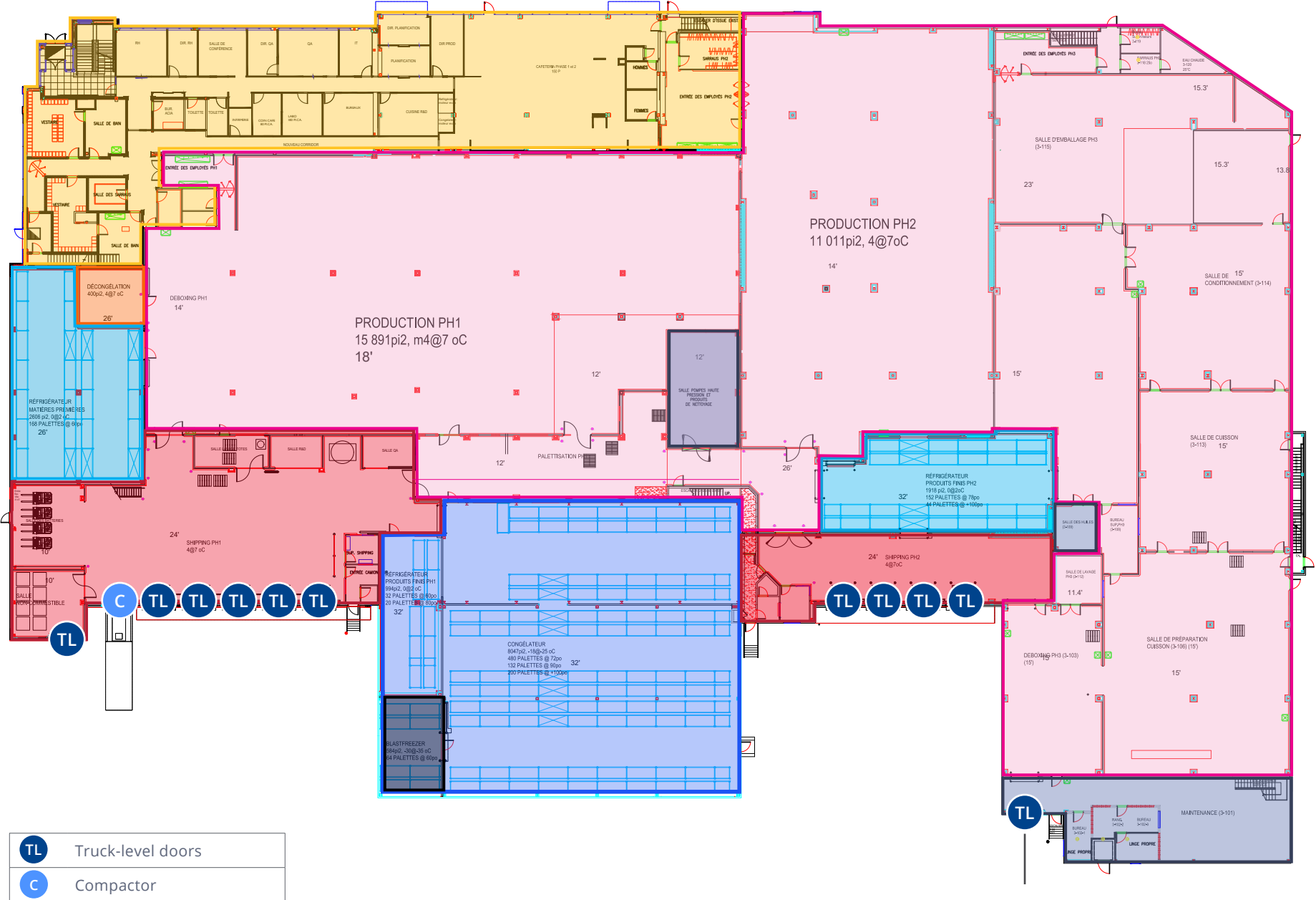


**Cameras & Card
Access System Throughout**

Floor Plans : Area Analysis

No	Type	Area Description	Location	Area (SF)	Qty of Pallet	Temp (oC)	Comments
1	Cooler	Raw material fridge	1 st floor	2,606	168	0 to 2	
2	Cooler	Finish product fridge	1 st floor	994	52	0 to 2	
3	Cooler	Phase 2 fridge	1 st floor	1,918	196	0 to 2	
4	Cooler	Defrosting room	1 st floor	400		4 to 7	
5	Freezer	Blast freezer	1 st floor	584	64	-30 to -35	
6	Freezer	Freezer	1 st floor	8,047	812	-18 to -25	
7	Mechanical	Pump room	1 st floor	725		20 to 25	Contains 2x High pressure pump, 70 gpm per pump @ 1000psi
8	Mechanical	Phase 3 oil room	1 st floor	202		20 to 25	
9	Mechanical	Maintenance 1st floor	1 st floor	1,978		20 to 25	Contains 1 doors w/o dock levelers
10	Offices	Office 1st floor	1 st floor	9,071		20 to 25	Contains main employee cafeteria
11	Production	Production area phase 1	1 st floor	15,891		4 to 7	
12	Production	Production area phase 2	1 st floor	11,011		4 to 7	
13	Production	Production area phase 3	1 st floor	18,270		4 to 7	2x Spiral blast freezer and 1x tunnel blast freezer
14	Shipping	Shipping area phase 1	1 st floor	5,718		4 to 7	Contains 5 doors with dock levelers + 1 compactor + 1 door w/o leveler
15	Shipping	Shipping area phase 2	1 st floor	2,121		4 to 7	Contains 4 doors with dock levelers
16	Mechanical	Maintenance 2nd floor	2 nd Floor	1,817		20 to 25	Maintenance inventory room
17	Offices	Shipping office	2 nd Floor	1,065		20 to 25	Single office + electrical sub-station #1
18	Mechanical	Mechanical room phase 1	2 nd Floor	1,928		20 to 25	Refrigeration for Phase 1 - CO2/glycol
19	Mechanical	Mechanical room phase 2	2 nd Floor	1,390		20 to 25	Refrigeration for Phase 2 - CO2/glycol
20	Mechanical	Mechanical room phase 3	2 nd Floor	6,000		20 to 25	Refrigeration for Phase 3 - Ammonia/glycol
21	Mechanical	Boiler room	2 nd Floor	897		20 to 25	Contains 1 Steam boiler 150HP, 5125Lb/h
22	Offices	Office 2 nd floor	2 nd Floor	12,808		20 to 25	
23	Warehouse	Phase 1 boxe room	2 nd Floor	1,992		20 to 25	Open room with drops to production area + electrical sub-station #2
24	Warehouse	Phase 2 boxe room	2 nd Floor	2,870		20 to 25	Open room with drops to production area + electrical sub-station #3
25	Warehouse	Phase 3 storage room	2 nd Floor	9,308	173	20 to 25	
26	Attic	Phase 1 attic	2 nd Floor	12,841		20 to 25	Top of production area, suspended isolate panel ceiling.
27	Attic	Phase 2 attic	2 nd Floor	2,843		20 to 25	Top of production area, suspended isolate panel ceiling.
28	Attic	Phase 3 attic	2 nd Floor	1,870		20 to 25	Top of production area, suspended isolate panel ceiling.
29	Mechanical	Electrical entrance	2 nd Floor	597		20 to 25	5000A @ 600V/347V
Total :				137,762			

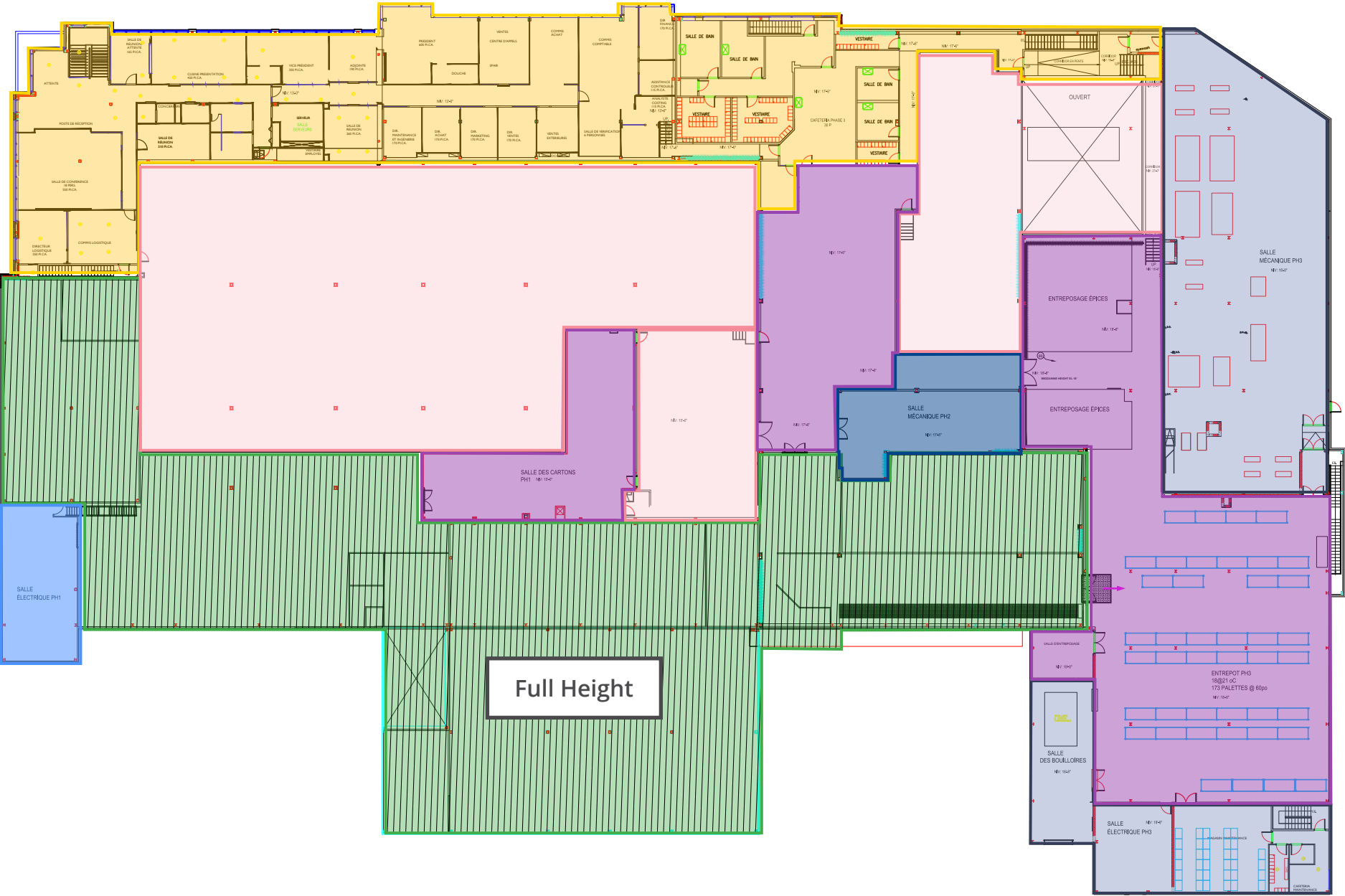
Floor Plans: Ground Floor



- TL Truck-level doors
- C Compactor

This door is 10'

Floor Plans : 2nd Floor




Nearby Amenities

 9750 Boulevard des Sciences
Anjou | QC

1	Golf Metropolitan
2	Purolator
3	Costco
4	Tim Hortons
5	Subway
6	Ultramar
7	Jean-Coutu
8	Laurentian Bank
9	Starbucks
10	Adonis

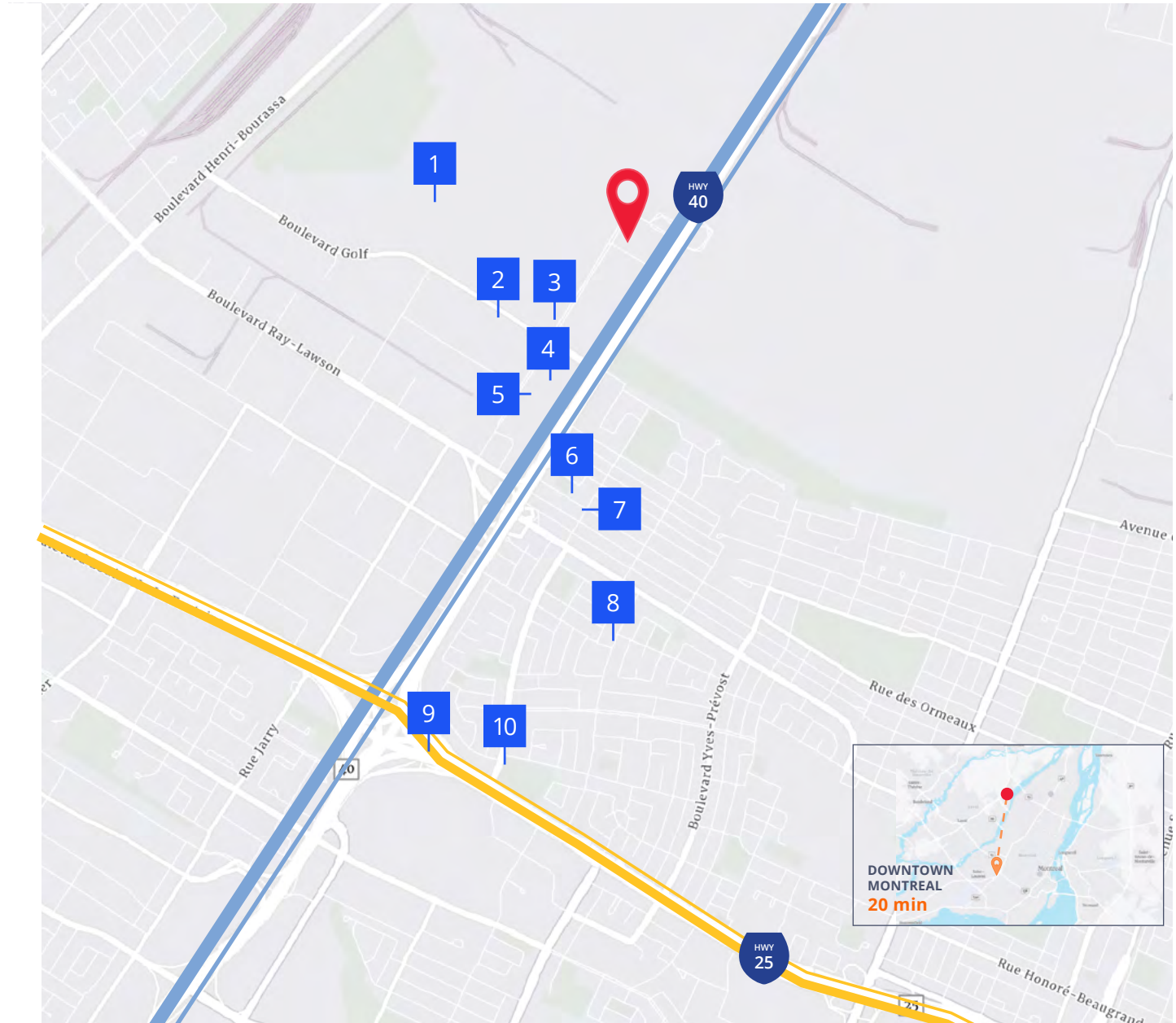
 **Highway 40**
200 m | less than 1 min

 **Highway 25**
4.3 km | 4 minutes

 **Port of Montreal**
17 km | 22 minutes

 **Downtown Montreal**
24.6 km | 22 minutes

 **P.E.T Airport**
26.9 km | 30 minutes





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collierscanada.com

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*Vincent Iadeluca Real Estate Services Inc.

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