

Colliers

Lease Rate : \$12.00 PSF

6750 de l'Esplanade Avenue, Montreal, QC

FOR LEASE - Air-Conditioned Industrial
Space Located in the Heart of the Mile-Ex

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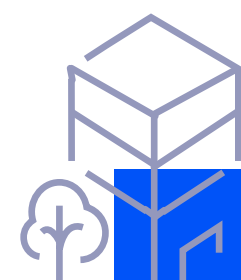
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Opportunity Overview

Located at **6750 Avenue de l'Esplanade** in Montréal's vibrant Mile-Ex neighbourhood, this industrial space offers a prime leasing opportunity in a sought-after urban business hub.

With convenient access to Highways 40, 15, and 20, the property provides excellent connectivity across the Greater Montréal area.



Amenities

On-site amenities include a dynamic café/ restaurant, lounge area, interior bike storage facility, on-site showers, exterior patio and rooftop terrace.



Neighbourhood

Neighborhood offers vibrant dining, bars, art galleries, parks, and is just steps from the MIL Campus, fostering a live-work-play lifestyle.



Located near
Parc metro station



BIXI station
nearby



Minutes from
various amenities



In proximity to
Highway 40

Property Overview & Plan

Total Area	± 20,930 SF
Clear Height	12'
Shipping	3 TL (including 1 private dock)
Column Span	22' x 22'
Sprinklers	Yes
Parking	Interior and exterior
Lease Rate	\$12.00 PSF
Additional Rent	Contact the brokers
Availability	Immediate



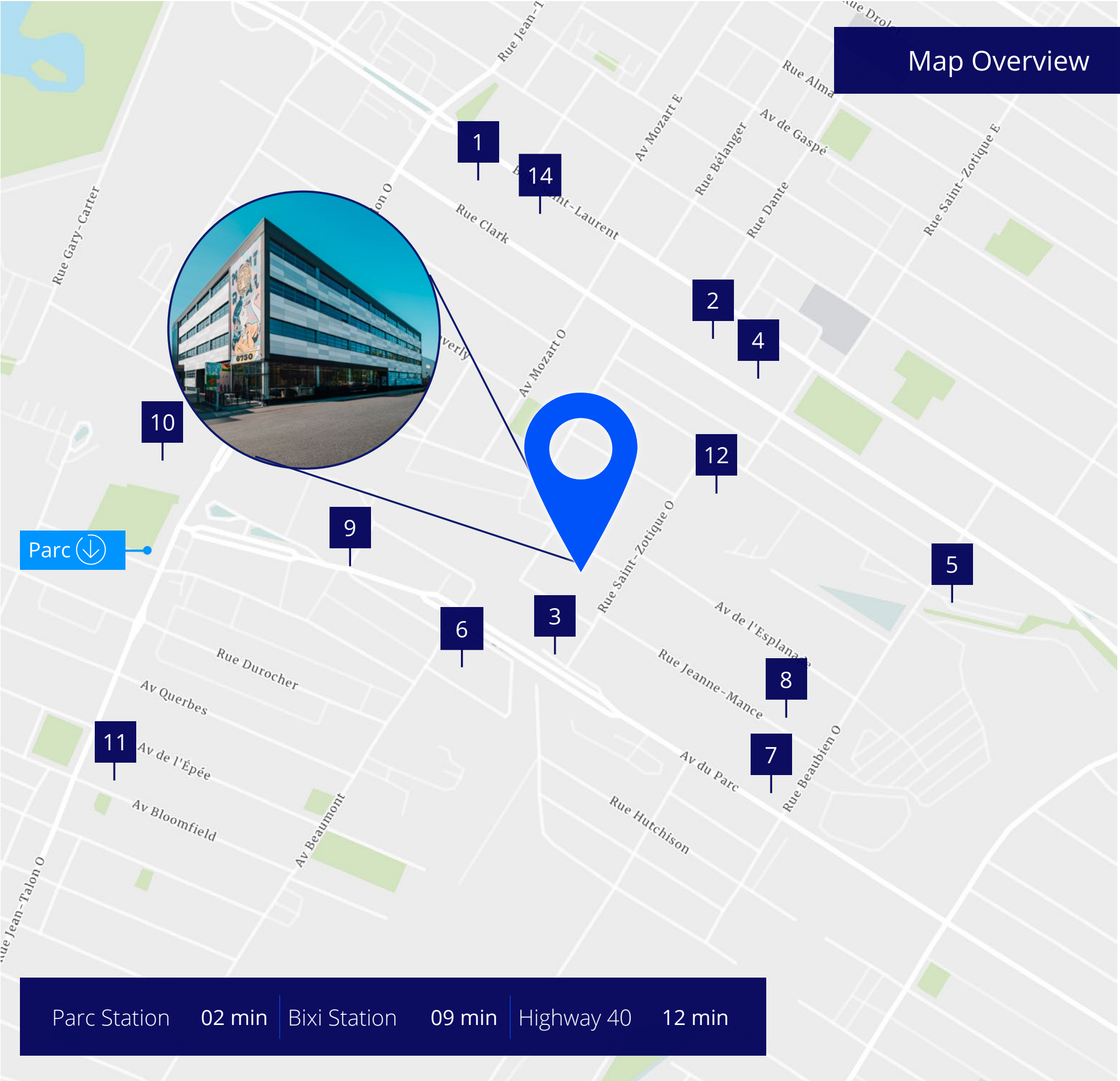
Property Highlights

- Open Floor Plan Layout
- Flexible floorplate (offers flexible sizing options)
- Ample natural light
- Upgraded HVAC system
- Fully air-conditioned space
- Exterior and interior parking



Property Photos





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|---|----------------------|----|--------------------|----|---------------------------------|
| 1 | Gaia Restaurant | 6 | Denise | 11 | Marché 786 |
| 2 | Café Les Faiseurs | 7 | Taverne Atlantic | 12 | Academy Preschool Petite Patrie |
| 3 | Bar Cicchetti | 8 | CrossFit Guerriers | 13 | Scotia Bank |
| 4 | Vices & Versa Bistro | 9 | Anytime Fitness | 14 | TD Bank |
| 5 | Le Diplomate | 10 | Maxi | | |