

The Colliers logo, featuring the word "Colliers" in a white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe below it.

Colliers

7711 Grenache Street, Anjou, QC

FOR SUBLEASE

40,000 SF

Industrial Space
Located Near Hwy. 25

Shawn Machado

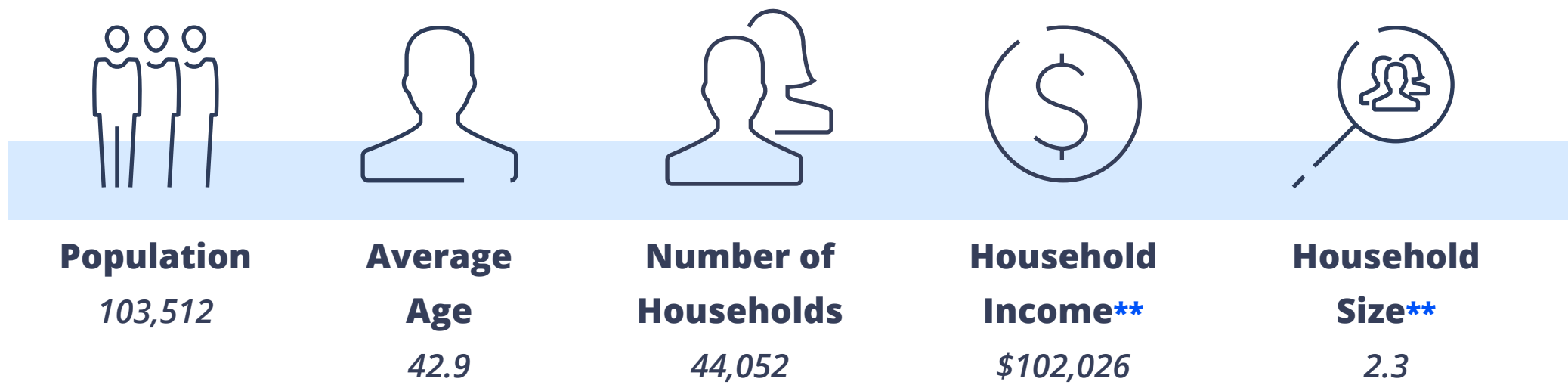
Associate Vice President
Real Estate Broker
+1 514 315 0896
shawn.machado@colliers.com

Property Overview

Located at **7711 Grenache in Anjou**, this industrial space offers an excellent opportunity for light industrial users in one of Montréal's established industrial hubs. The property benefits from convenient access to major transportation routes, functional industrial features, and a strategic location close to a wide range of amenities and labour. The layout is well suited for warehousing, distribution, light manufacturing, and other complementary industrial uses.

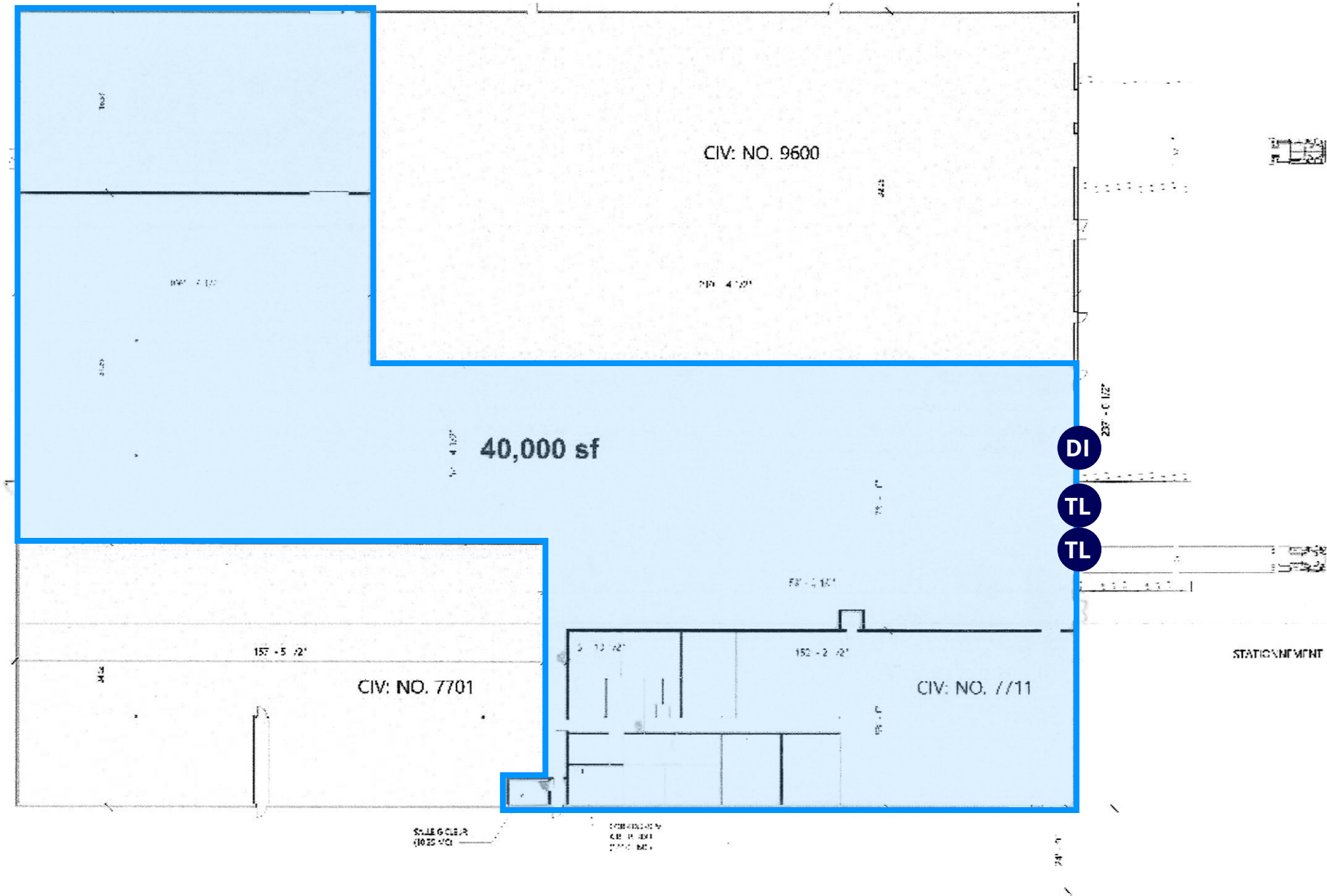
Total Area	± 40,000 SF	End Term	June 30, 2027
Clear Height	16' clear	Semi-Gross Rent	\$10.50
Shipping	2 TL , 1 DI	Availability	Immediate

Demographics*



Source: Colliers HYDRA * 3 km radius ** Average

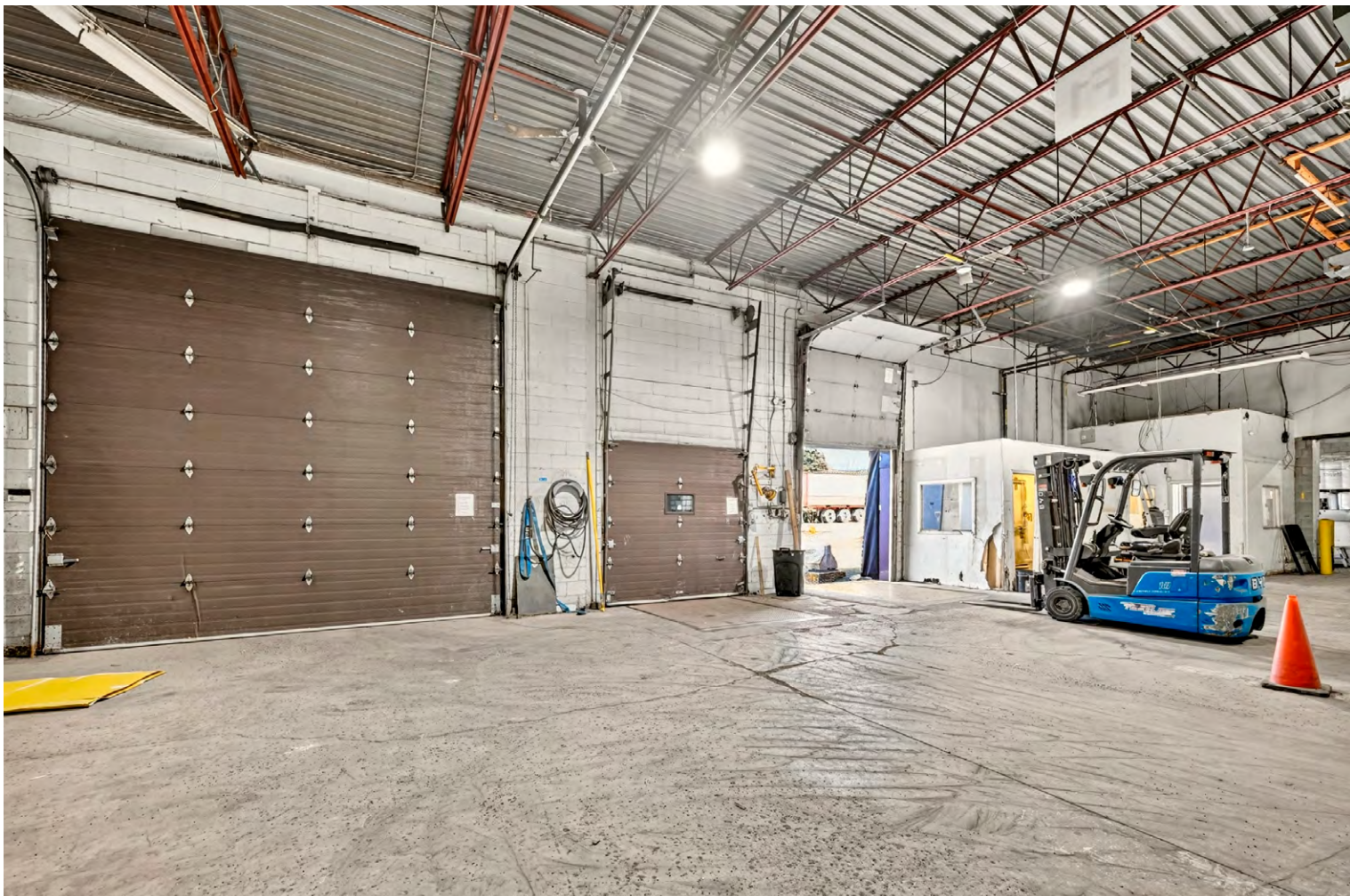
LOUIS H. LAFONTAINE BOULEVARD



GRENACHE STREET

COLBERT STREET

Location Overview



Map Overview

Highway 25	02 min	Montreal Downtown	30 min
Highway 40	05 min	Laval	20 min



7711 Grenache Street, Anjou, QC

Shawn Machado

Associate Vice President
Real Estate Broker
+1 514 315 0896
shawn.machado@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.