



**For Lease**

# Industrial spaces

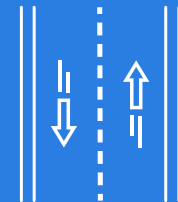
Perfect for flex industrial and commercial uses

**8552-8648 Pie-IX Blvd.,  
Montreal | QC**

## Featured Benefits



Central location



Pie-IX BRT

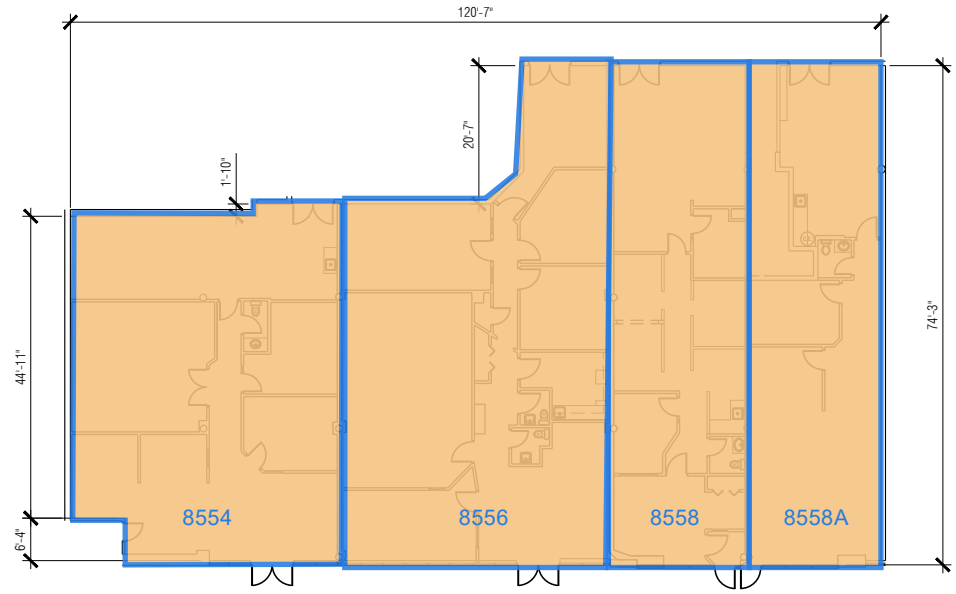


Ample parking



# Property Overview

<b>Civic Address</b>	8552-8648 Pie-IX Blvd., Montreal, QC
<b>Zoning</b>	Industrial
<b>Opex</b>	\$4.08
<b>Features</b>	9' clear height, 1 shared drive-in door
<b>8554-8556-8558-8558A Pie-IX Blvd.</b>	
<b>Total Area</b>	7,613 SF
<b>Office, Warehouse</b>	5,820 SF & 1,793 SF
<b>Availability</b>	60 days
<b>8554 Pie-IX Blvd</b>	
<b>Total Area</b>	2,240 SF
<b>Office Area</b>	1,740 SF
<b>Warehouse Area</b>	500 SF
<b>Availability</b>	Immediate
<b>8556 Pie-IX Blvd.</b>	
<b>Total Area</b>	2,480 SF
<b>Office Area</b>	2,080 SF
<b>Warehouse Area</b>	400 SF
<b>Availability</b>	Immediate
<b>8558 Pie-IX Blvd.</b>	
<b>Total Area</b>	1,493 SF
<b>Office Area</b>	1,000 SF
<b>Warehouse Area</b>	493 SF
<b>Availability</b>	Immediate
<b>8558A Pie-IX Blvd.</b>	
<b>Total Area</b>	1,400 SF
<b>Office Area</b>	1,000 SF
<b>Warehouse Area</b>	400 SF
<b>Availability</b>	Immediate



Possibility to combine/divide all spaces











# Nearby Amenities

 8552-8648 Pie-IX Blvd., Montreal, QC


- |    |                                  |
|----|----------------------------------|
| 1  | Goûter Tropical                  |
| 2  | Au Coq                           |
| 3  | Tim Hortons                      |
| 4  | Super C                          |
| 5  | Maxi & Cie                       |
| 6  | Sami Fruits                      |
| 7  | Banque Nationale                 |
| 8  | Pharmacie Larivière & Massicotte |
| 9  | Ultram                           |
| 10 | Esso                             |
| 11 | Éconofitness                     |

-  **Pie-IX (Route 125)**  
Located directly


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-  **Highway 40**  
1.25 km | 4 minutes


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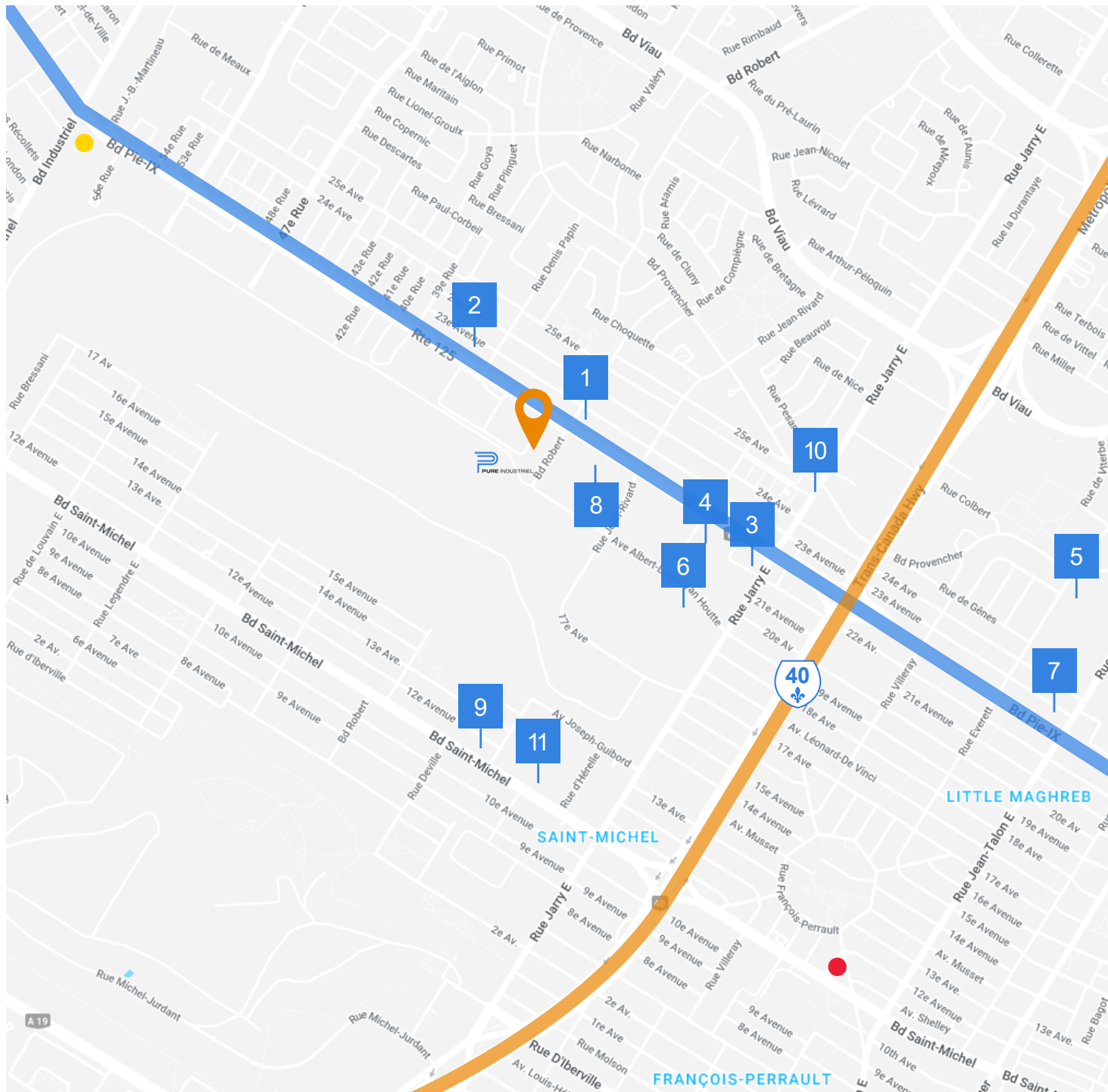
-  **Buses 41,139, 355**  
2 minutes

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-  **Metro Station | Saint-Michel**  
3 km | 25 minutes by bus

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-  **Train station Saint-Michel**  
Exo Mascouche line  
1.5 km | 12 minutes by bus



# Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate.

Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

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Colliers

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With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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**8552-8648 Pie-IX Blvd., Montreal, QC**

**Vincent Iadeluca**

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

**Nicholas Payette**

Senior Associate  
Commercial Real Estate Broker  
+1 514 764 2847  
nicholas.payette@colliers.com



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