



**For Lease**

# Industrial spaces

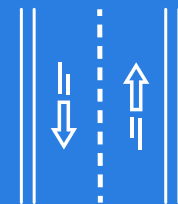
Perfect for flex industrial & commercial uses

**8740-8878 Pie-IX Blvd.,  
Montreal | QC**

## Featured Benefits



Central location



Pie-IX BRT



Ample parking









# Nearby Amenities

 8740-8878 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  | Ultramar                         |
| 10 | Esso                             |
| 11 | Éconofitness                     |

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


---

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


---

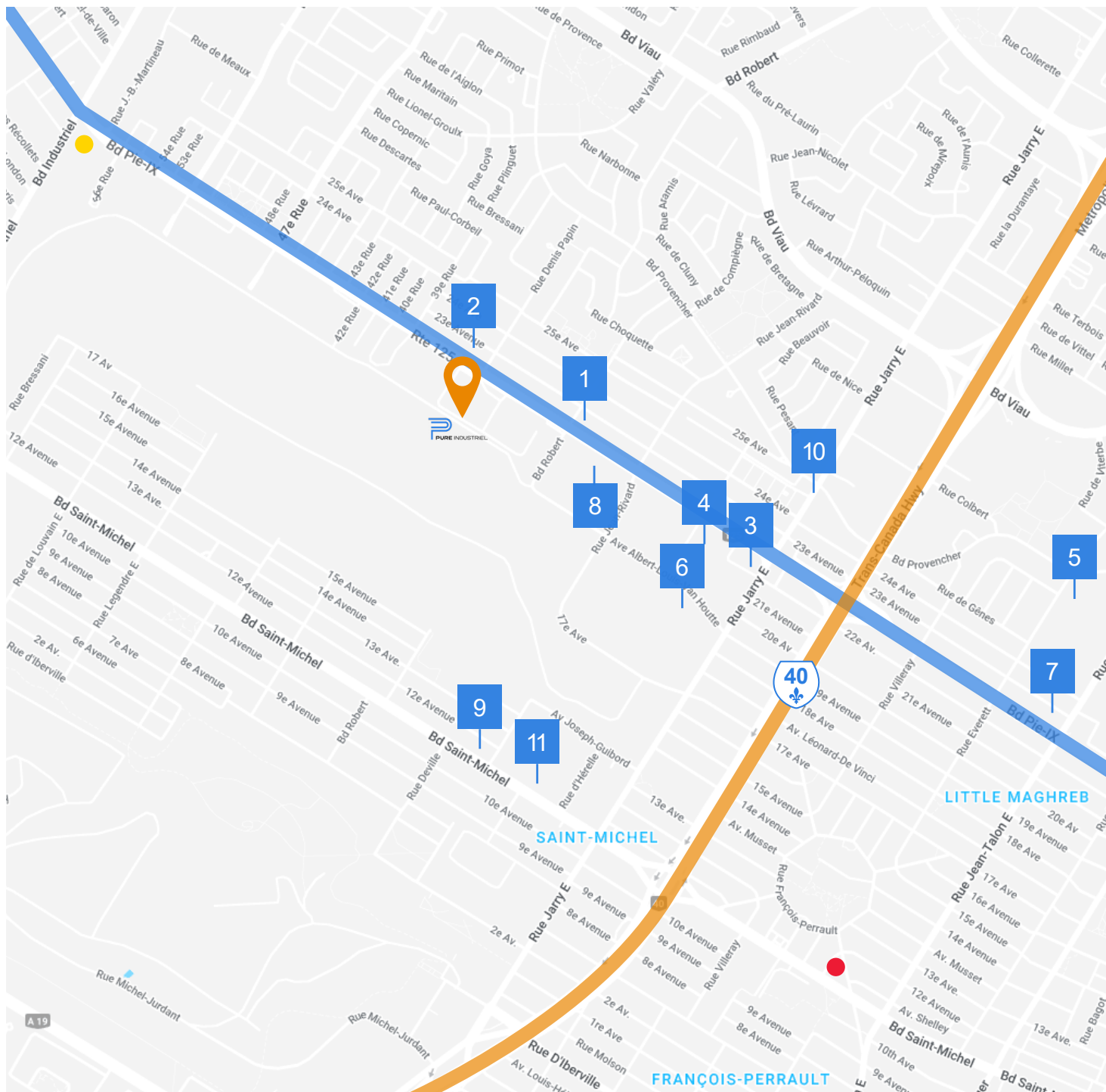
-  **Buses 41,139, 355**  
2 minutes

---

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

---

-  **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.

[pureindustrial.ca](http://pureindustrial.ca)

Colliers

Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors.

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.

[collierscanada.com](http://collierscanada.com)



**8740-8878 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



This document has been prepared by Colliers International for advertising and general information only. This document is not an offer or promise to purchase, but is an invitation to submit an offer or promise to purchase. Colliers International 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 International 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 International and/or its licensor(s). © 2022. 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.