



3090-3092 Joseph-Monier Street, Terrebonne | QC

For Sublease

± **7,500 SF** industrial space that can be subdivided,
located in the heart of the 640 East Industrial Park.

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Space Overview

This space offers a quick and easy access from Highway 640, and features an open-plan office area, a clear height of 18 feet and two drive-in doors.



Floor drains



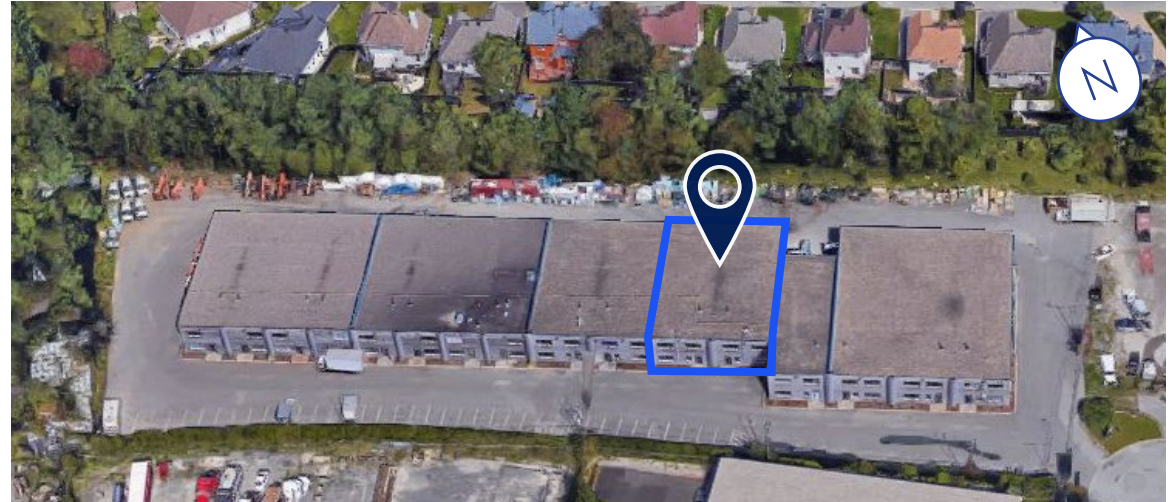
Indoor surveillance cameras



Abundant natural light in the office area



Alarm system with motion detectors



Sign on facade



Located in an industrial park near many services



Easily accessible from highways 15, 19, 25 and 640, and by route 337

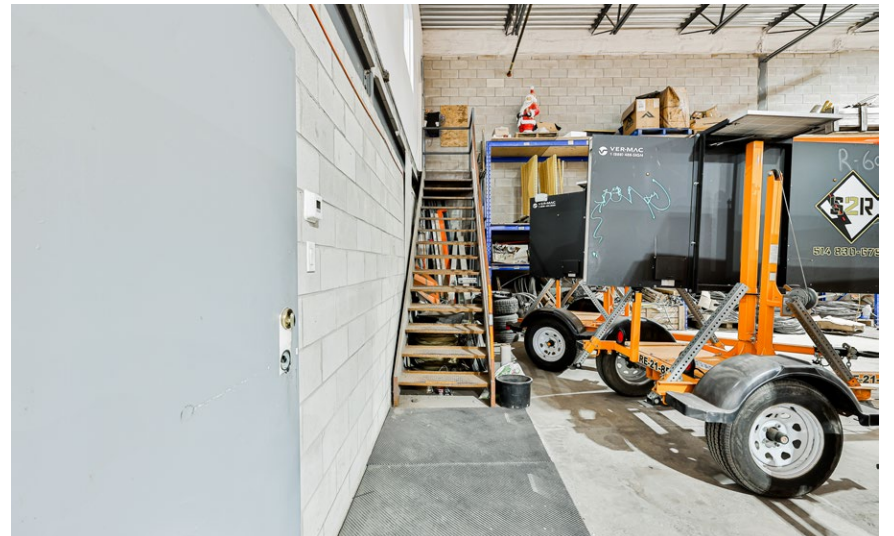
Space Characteristics

Zoning	Industrial 8965-51
Number of Floors	1 + mezzanine
Total Space Area	± 7,500 SF
Clear Height	18'
Heating	Gas unit heater
Lighting	LED
Electric Entry	100 A / 600 V
Office Space Description	<ul style="list-style-type: none"> • Open area office • Showroom • 2 bathrooms
Availability	Immediate
End of Lease	March 31 st 2029
Net Rental Rate	Contact the brokers
Operating Expenses	\$3.55/SF* * Energy at tenant's expense



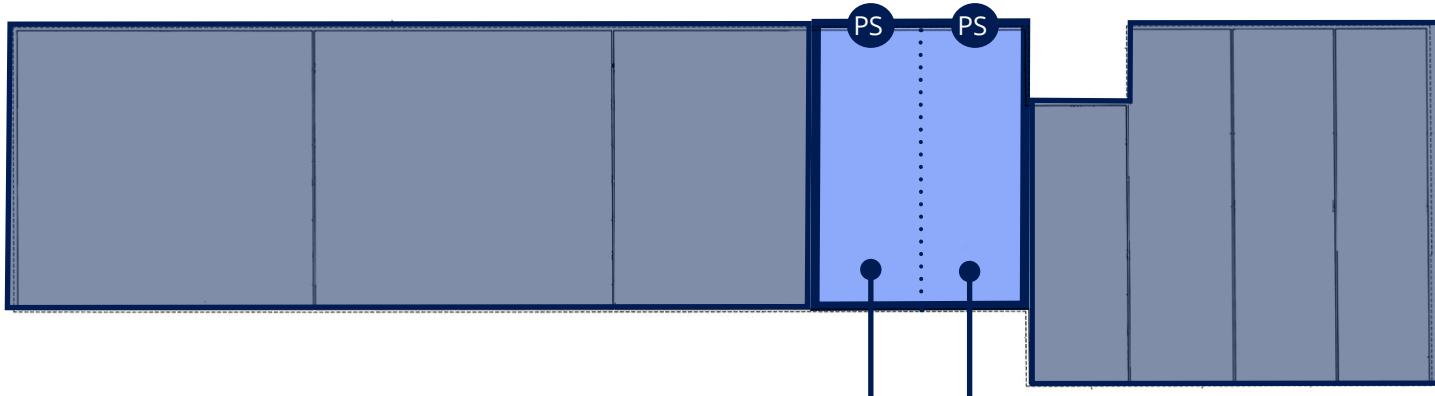
	3090	3092
	Joseph-Monier Street	Joseph-Monier Street

Ground Floor Office Area	± 500 SF	± 500 SF
Mezzanine Warehouse Area	± 500 SF	± 500 SF
Ground Floor Warehouse Area	± 2,750 SF	± 2,750 SF
Total Space Area	± 3,750 SF	± 3,750 SF
Shipping	1 drive-in door (12' x 14')	1 drive-in door (12' x 14')
Outdoor Parking	4 spaces at the front	4 spaces at the front

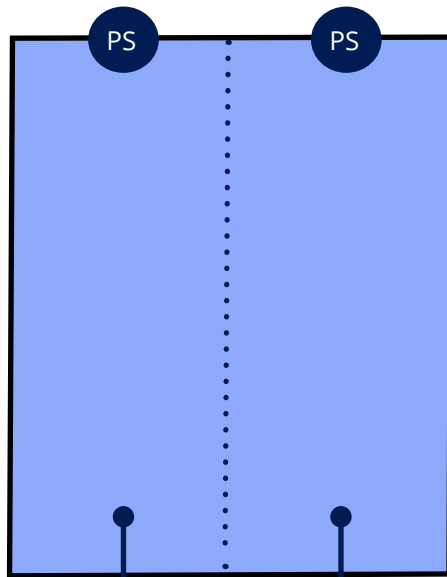




Space Plan



± 7,500 SF industrial space
that can be subdivided

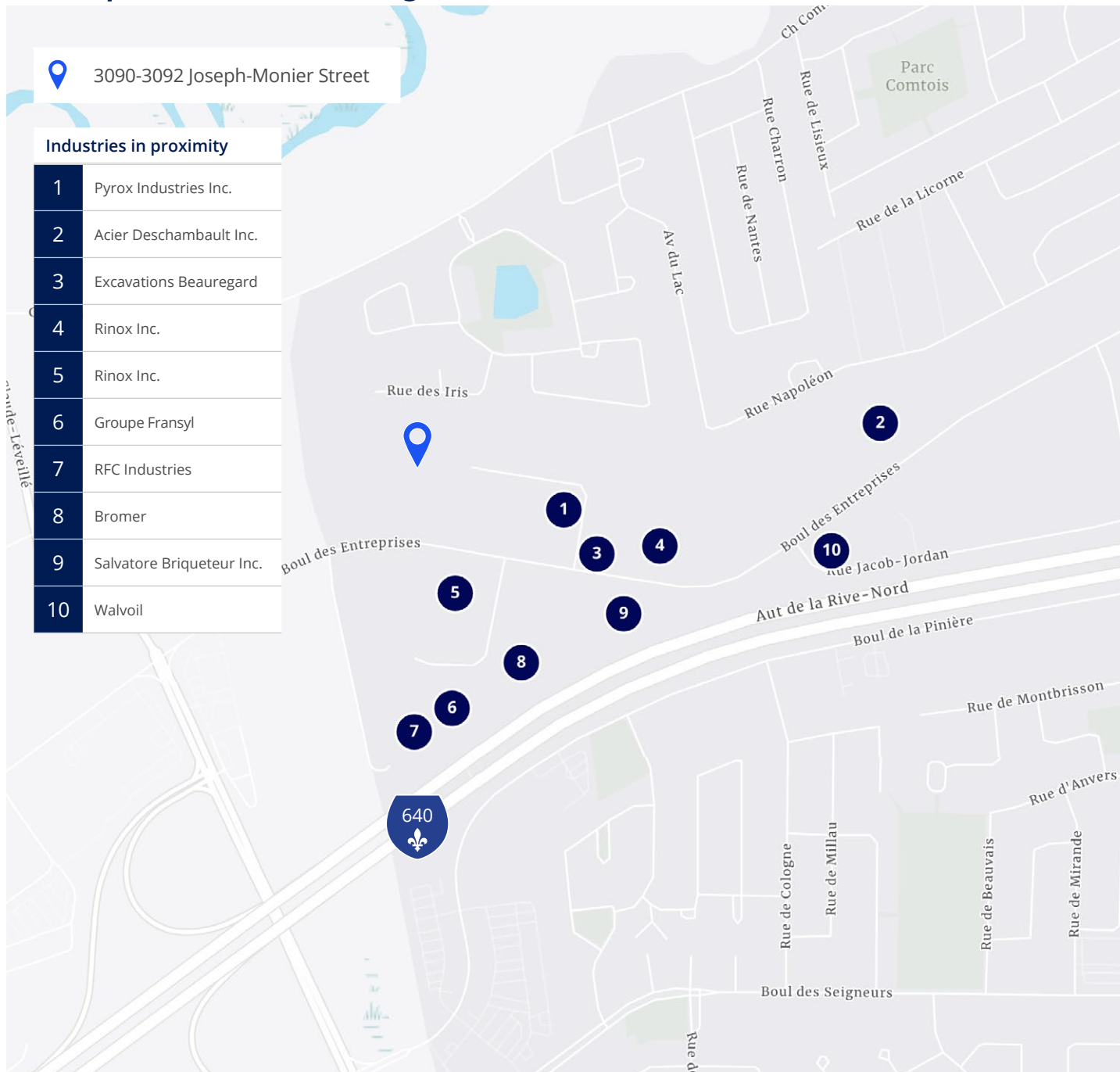


3090
± 3,750 SF

3092
± 3,750 SF



In proximity



Localisation



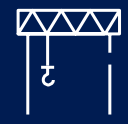
Highway
640



8 minutes from Laval
19 minutes from
Montréal



Many
services



Industrial sector
in development



Colliers

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