

Colliers



3100 Joseph-Monier Street, Terrebonne | QC

Industrial corner space of \pm 4,600 SF in the heart of Industrial Park 640 East

Located in the heart of the 640 East Industrial Park, this space benefits from quick and easy access to Highway 640. This \pm 4,600 SF space features a windowed, column-free warehouse, 18' clear height and a drive-in door. The office space includes two closed offices, an open area / showroom and abundant windows.

For Lease

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Highlights



Alarm system with motion sensors



Sign on facade



Ceiling fan



Floor drain



Plenty of light in office space



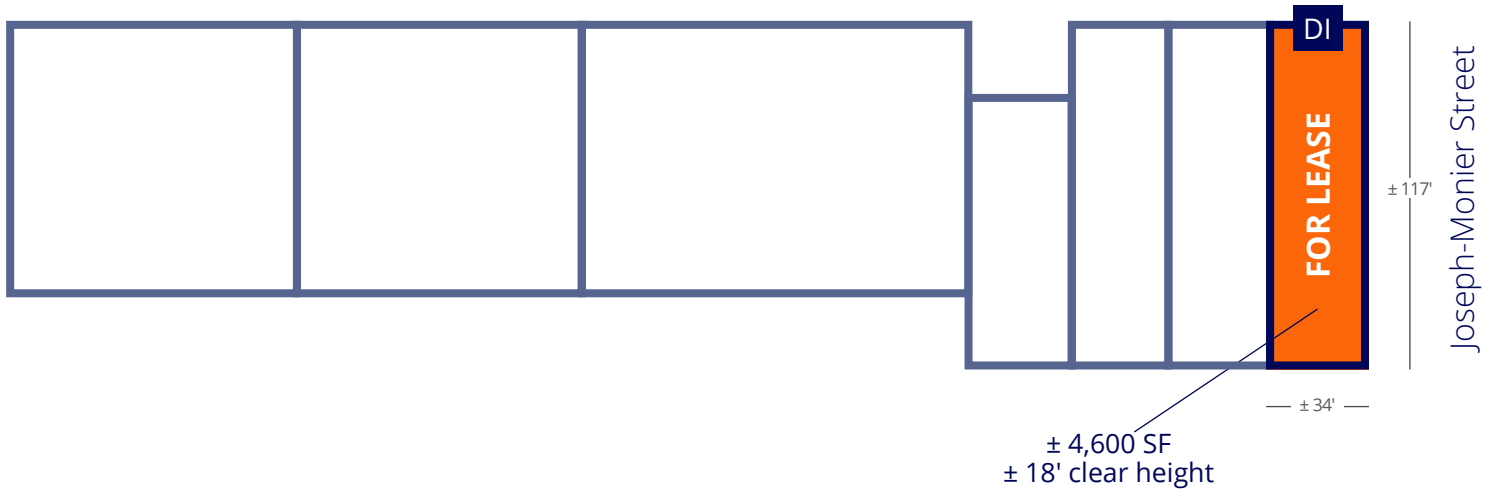
Accessible to people with reduced mobility

Space Features

Ground Floor Office/Showroom Area	± 600 SF
Office Mezzanine Area	± 600 SF
Warehouse Area	± 3,400 SF
Total Area	± 4,600 SF
Availability	Immediately
Zoning	Industrial 8965-51
Number of Floors	1 + mezzanine
Clear Height	± 18'
Space Dimensions	± 34' x ± 117'
Shipping	1 drive-in door (12' x 14')
Heating	Gas unit heater
Lighting	LED
Electrical Entry	100 A / 600 V
Parking	6 reserved stalls in front of the space
Office Space	2 closed offices, open space
Net Rental Rate	\$15.00 / SF
Operating Expenses	\$3.55 / SF * * (Energy at tenant's expense)



Space Plan



Nearby



Location



Highways 15,
19, 25, and 640
Route 337



8 min
from Laval



19 min from
Montreal



Several services



Industrial
sector under
development



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