

Colliers



For Sublease

3086 Joseph-Monier Street, Terrebonne | QC

± 3,750 SF
industrial space
in the heart of
Industrial Park
640 East

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Highlights



Column-free warehouse



Close to many services



Sign on facade



Located in a developing industrial sector



Floor drains in the warehouse



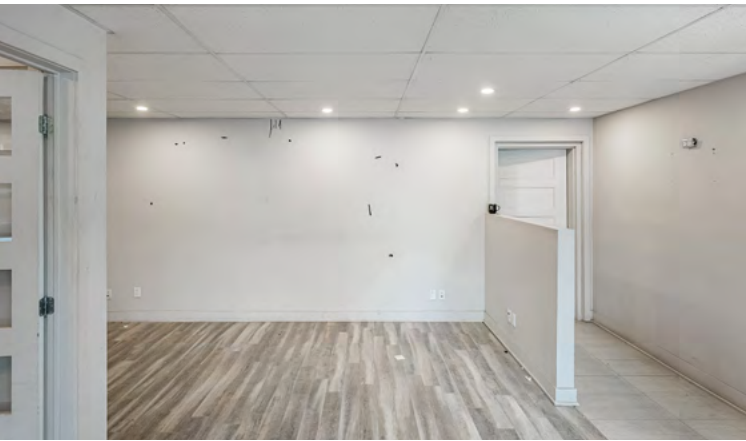
Easily accessible via highways 19, 25, 640 and route 337

Space Features

Office Mezzanine Area	± 500 SF
Ground Floor Office Area	± 500 SF
Warehouse Area	± 2,750 SF
Total Space Area	± 3,750 SF
Availability	Immediate
End of Lease	March 31, 2029
Zoning	Industrial 8965-51
Number of Floors	1 + mezzanine
Clear Height	± 18'
Space Dimensions	± 92' x ± 34'
Shipping	1 drive-in door (12' x 14')
Heating	Gas unit heater
Lighting	Halogen
Electrical Entry	225 A / 600 V
Parking	4 reserved stalls in front of the space
Net Rental Rate	\$15.00 / SF
Operating Expenses	\$3.55 / SF * * (Energy at tenant's expense)



Office Space Pictures



Office Space Description

- 1 Open Plan
- 1 Closed Office
- 1 Kitchenette

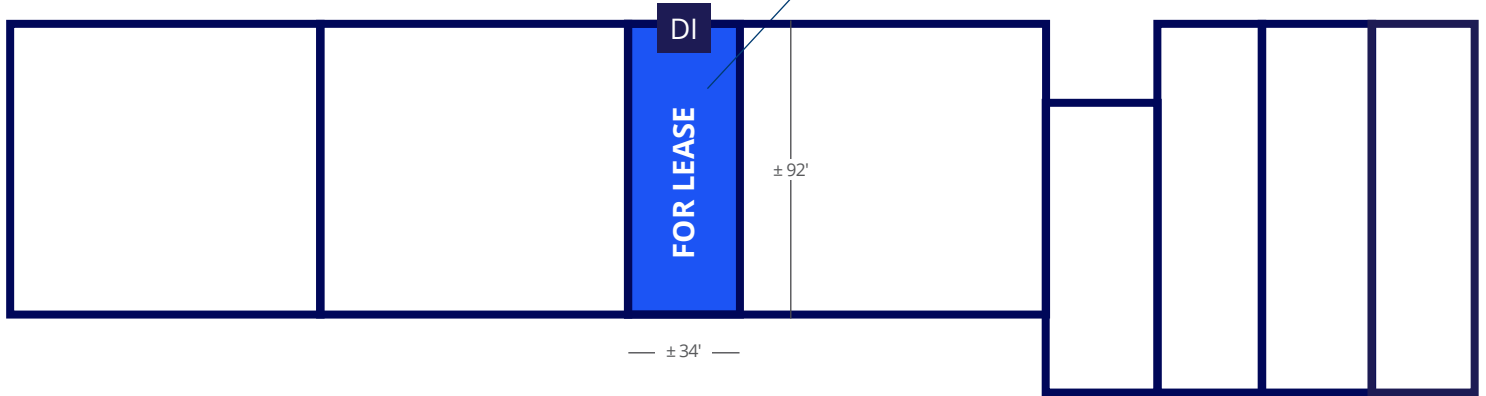
Warehouse Pictures



Space Plan



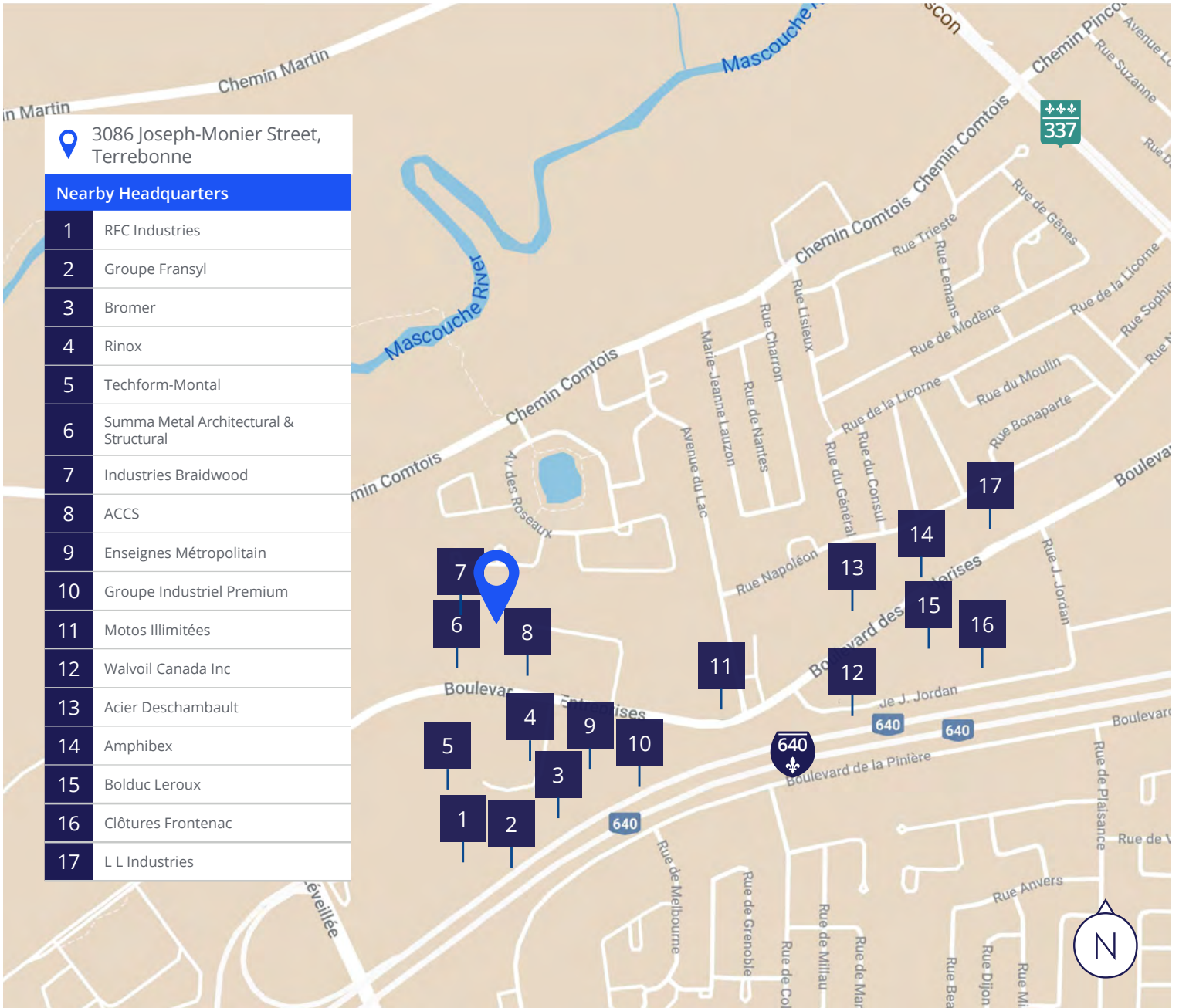
± 3,750 SF
± 18' clear height



Joseph-Monier Street



Nearby



Location



Highways 15,
19, 25, and 640
Route 337



8 min
from Laval



19 min from
Montreal



Several services



Industrial
sector under
development

The Colliers logo is a blue square with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

A large, modern industrial building with blue corrugated metal siding and two large white roll-up doors. A blue door is visible on the left. The building is set against a blue sky with light clouds. The foreground is a light-colored gravel or dirt lot.

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