

1041 des Forges Street, suite 109, Terrebonne | QC

For Sublease

± 3,158 SF industrial space located in the heart of the 640 West Industrial Park

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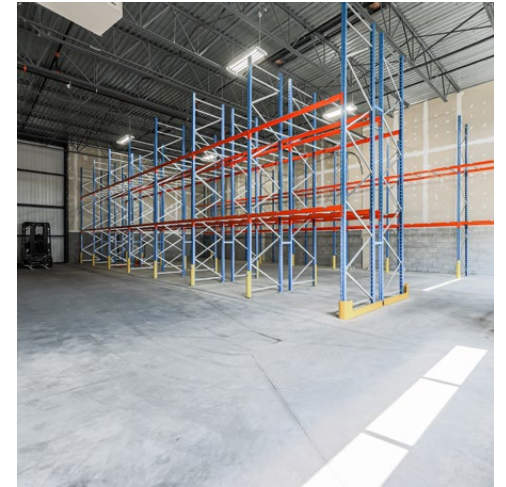
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Space Features

| | |
|----------------------------------|---|
| Suite | 109 |
| Space area | ± 3,158 SF |
| Space dimensions | ± 73' x ± 43' |
| Column spacing | No columns in the space |
| Clear height | ± 21' |
| Shipping | 1 windowed drive-in door (12' x 12') |
| Electric entry | 100 A 600 V |
| Heating | Gas-fired heater and radiant |
| Lighting | LED |
| Sprinklers | Yes |
| Parking | 6 stalls |
| Zoning | Industrial 8460-29 Manufacturing and assembly, transshipment, warehousing, research and business services, processing of primary materials |
| Availability | Immediate |
| End of lease | October 31 st 2027 |
| Net rental rate | Contact the brokers |
| Operating expenses (2024) | \$4.20 / SF (Energy at the tenant's expense) |



Floor drains



Abundant fenestration



Interior camera system



Sign on facade



Alarm system with motion sensors

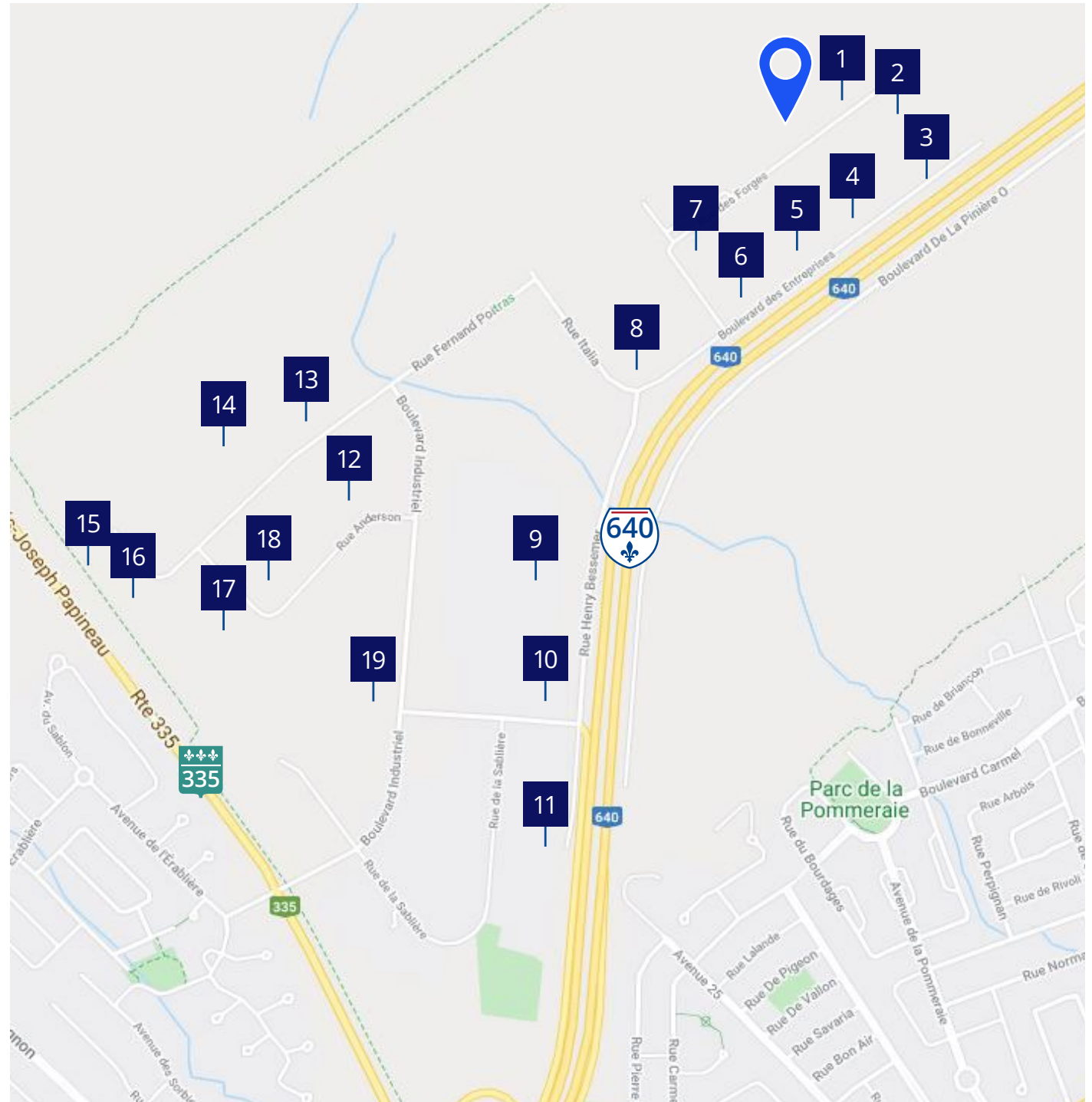


Building in excellent condition and recently constructed

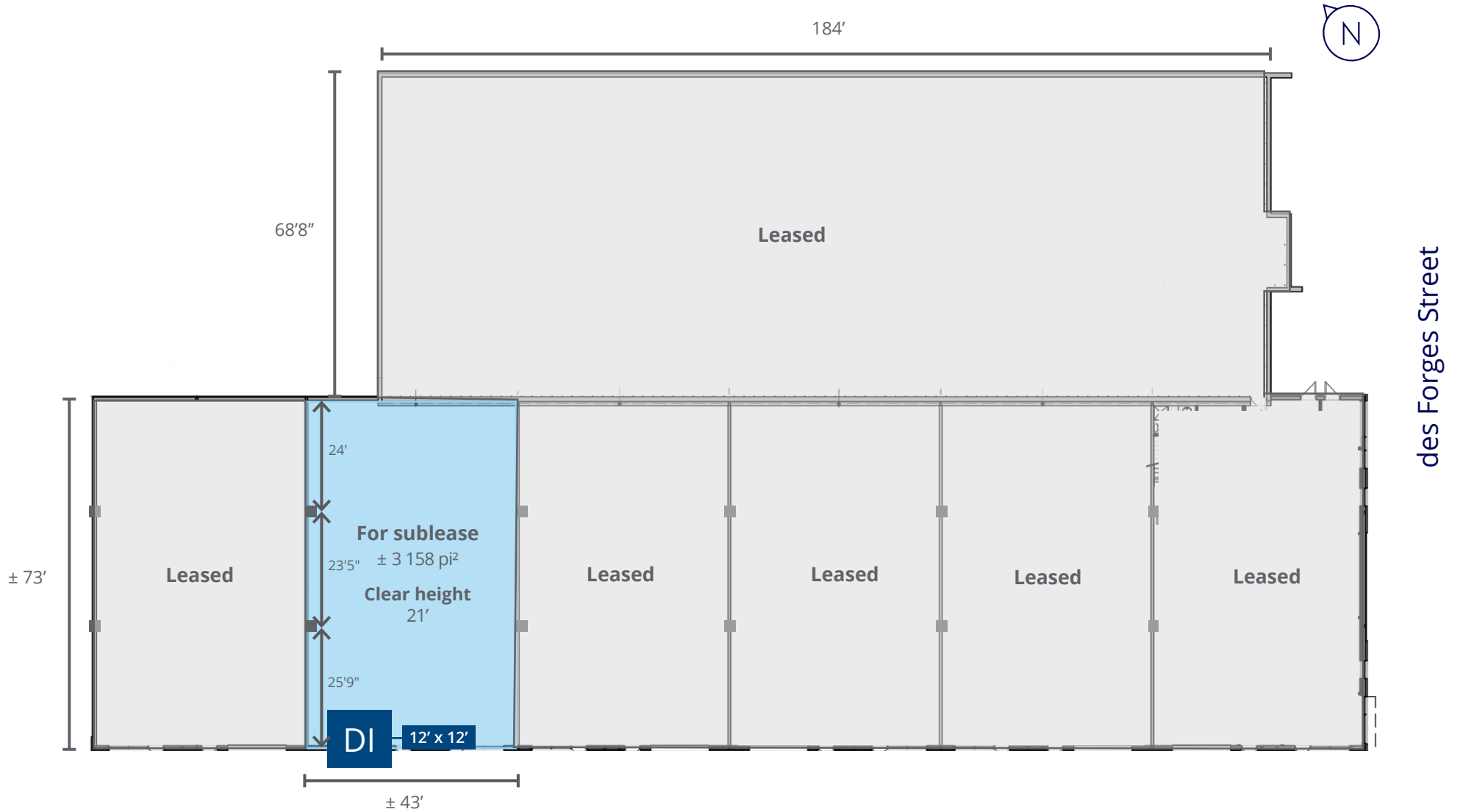
In Proximity

 1041 des Forges Street, suite 109 ,
Terrebonne

- | | |
|----|-------------------------------|
| 1 | Équipements J K L |
| 2 | Précision S F Tech Inc |
| 3 | Nanuk Case |
| 4 | Métal CN |
| 5 | ProAmpac |
| 6 | Dimensions Portes et Fenêtres |
| 7 | Groupe Fondabec |
| 8 | Acier Leroux |
| 9 | Groupe ADF |
| 10 | Drytec Trans-Canada |
| 11 | Labatt |
| 12 | Medline |
| 13 | Empire Health Distribution |
| 14 | Tgv Distribution |
| 15 | Aliments Martel Foods |
| 16 | Loop Industries |
| 17 | Équipements FDS |
| 18 | Syncreon |
| 19 | Golden International |



Space Plan





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