

FOR LEASE

1041 des Forges Street, suite 105, Terrebonne | QC

± 3,142 SF industrial space located in the heart of the 640 West Industrial Park

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Colliers

Space Features

Suite	105
Space area	± 3,142 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	October 2026
Net rental rate	Contact the brokers
Operating expenses (2024)	\$4.39 / SF (Energy at the tenant's expense)



Floor drains



Abundant fenestration



Interior camera system



Sign on facade



Alarm system with motion sensors

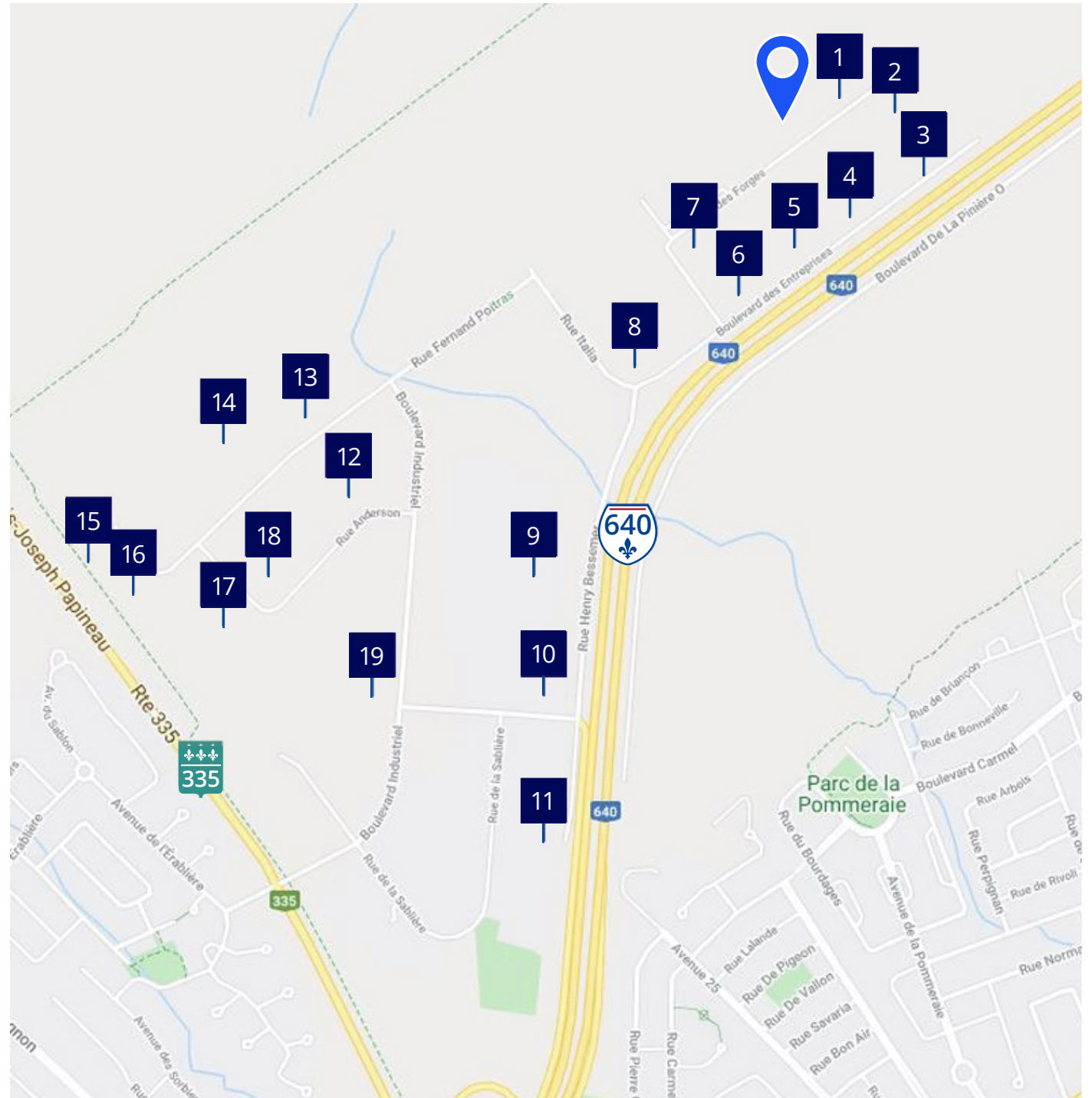


Building in excellent condition and recently constructed

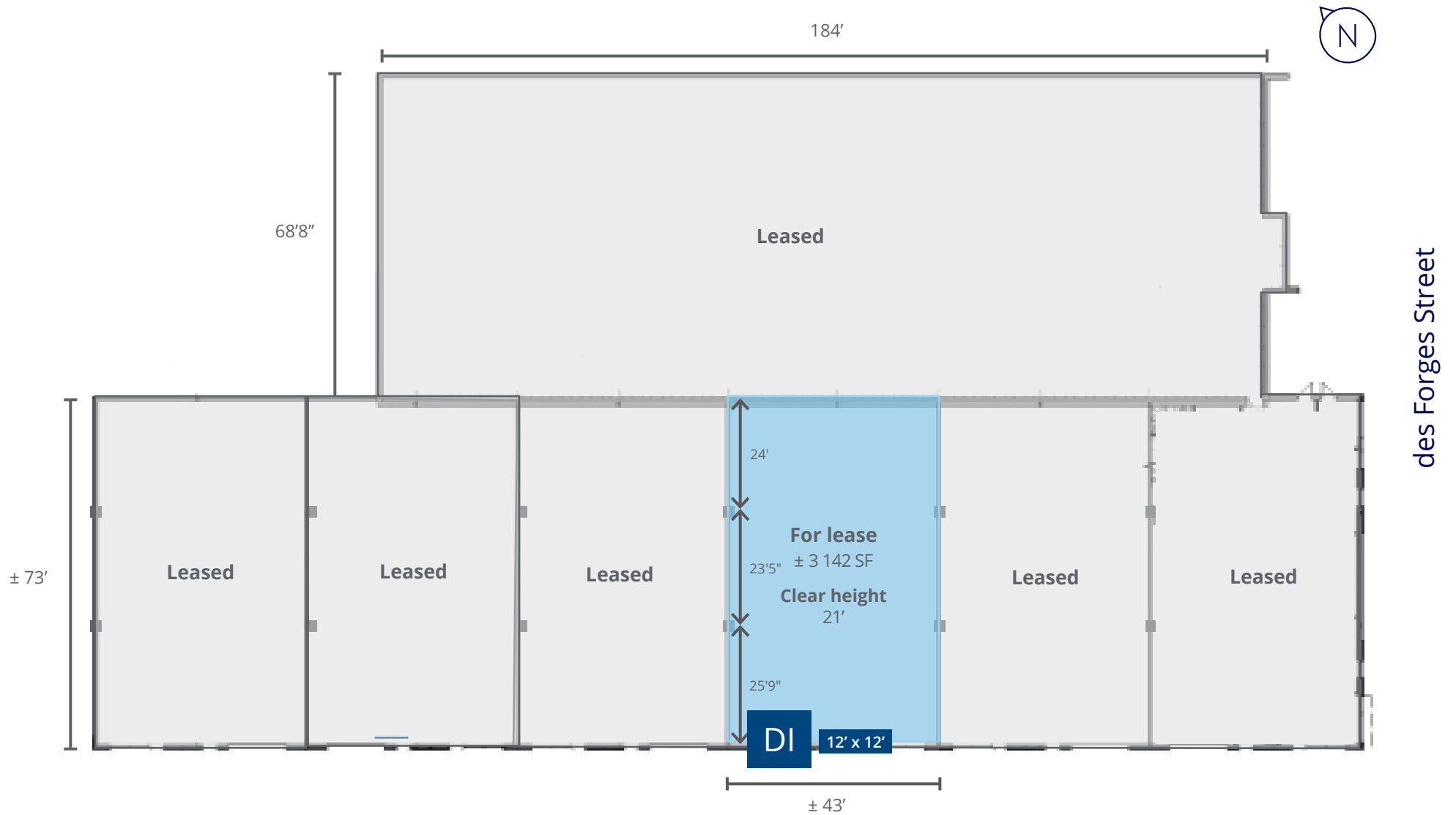
In Proximity

📍 1041 des Forges Street, suite 105 ,
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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