



2500 des Entreprises Boulevard, suite 105, Terrebonne | QC

# For Lease

**± 3,300 SF industrial space** located in the heart of 640 East Industrial Park

This space is located on a busy boulevard in a building in excellent condition. Located near public transportation and many services, the property offers excellent visibility on Boulevard des Entreprises.

## Étienne Marcoux

Senior Vice President  
Commercial Real Estate Broker  
+1 514 467 5176  
etienne.marcoux@colliers.com

## Steve Garneau

Vice President  
Commercial Real Estate Broker  
+1 514 701 0612  
steve.garneau@colliers.com

# Space Overview

Office area	± 900 SF	Availability	Immediate
Office mezzanine area	± 900 SF	Shipping	2 truck level doors (8' x 10')
Warehouse area	± 1,500 SF	Parking	4 stalls
Total space area	± 3,300 SF	Heating	Radiant gas
Zoning	8864-23	Lighting	Fluorescent
Number of floors	1 + mezzanine	Power entry	225 A / 600 V
Distance between columns	Column-free warehouse	Net rental rate	Contact brokers
Clear height	± 20'	Operating expenses	\$3.50 / SF (Energy at tenant's expense)

## Highlights



Windowed warehouse



Alarm system with motion detectors



Sign on facade and pylon



Indoor surveillance cameras

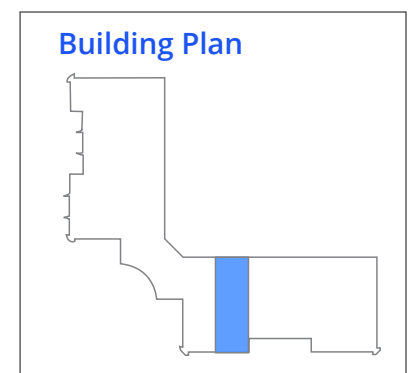
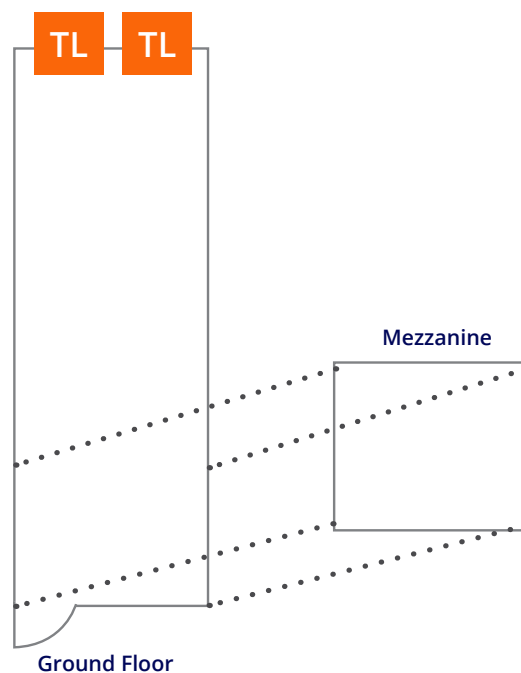


Building in excellent condition



Accessible to people with reduced mobility

## Space Plan

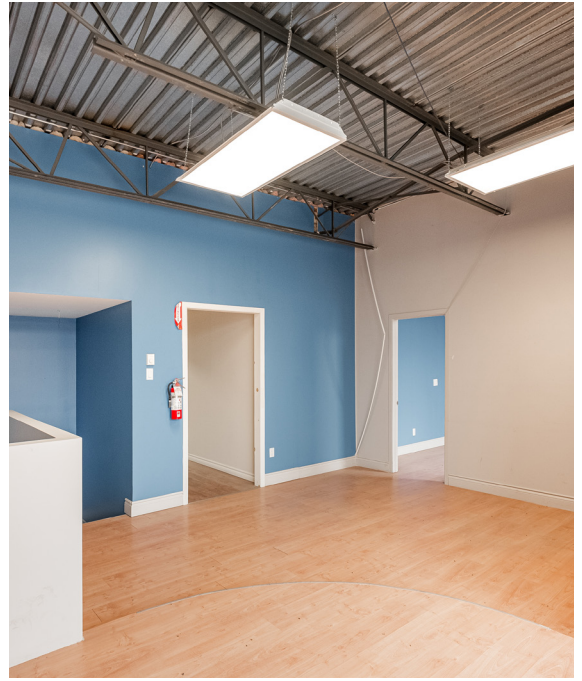


des Entreprises Boulevard

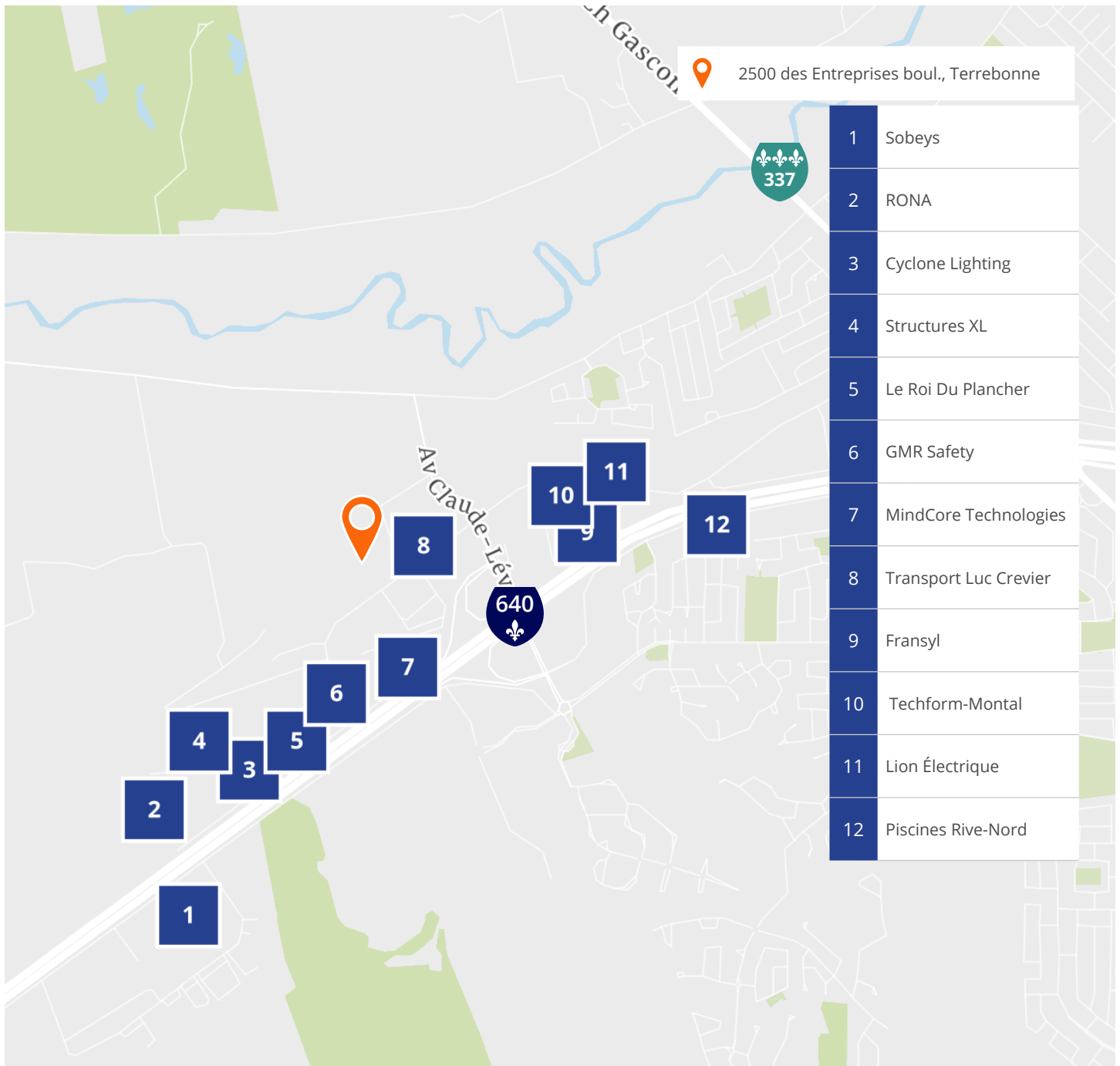


# Office Space *Description*

- 4 closed offices
- Open area
- Reception area



# In Proximity



Located in a growing area



Located near many services



Excellent visibility on a busy artery



19 minutes from Montréal



13 minutes from Laval





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\* Immobilier Étienne Marcoux inc. \*\* Steve Garneau inc.



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