



1247 Nationale Street, Terrebonne | QC

For sale – Prestigious Industrial Building



1247 Nationale Street, Terrebonne | QC

Opportunity Overview

This prestigious ± 43,700 SF industrial building on a ± 99,892 SF lot is ideal for an owner occupant or an investor. Located in the Lachenaie Industrial Park, near Highways 25 and 640, as well as Route 125 (Montée Masson).



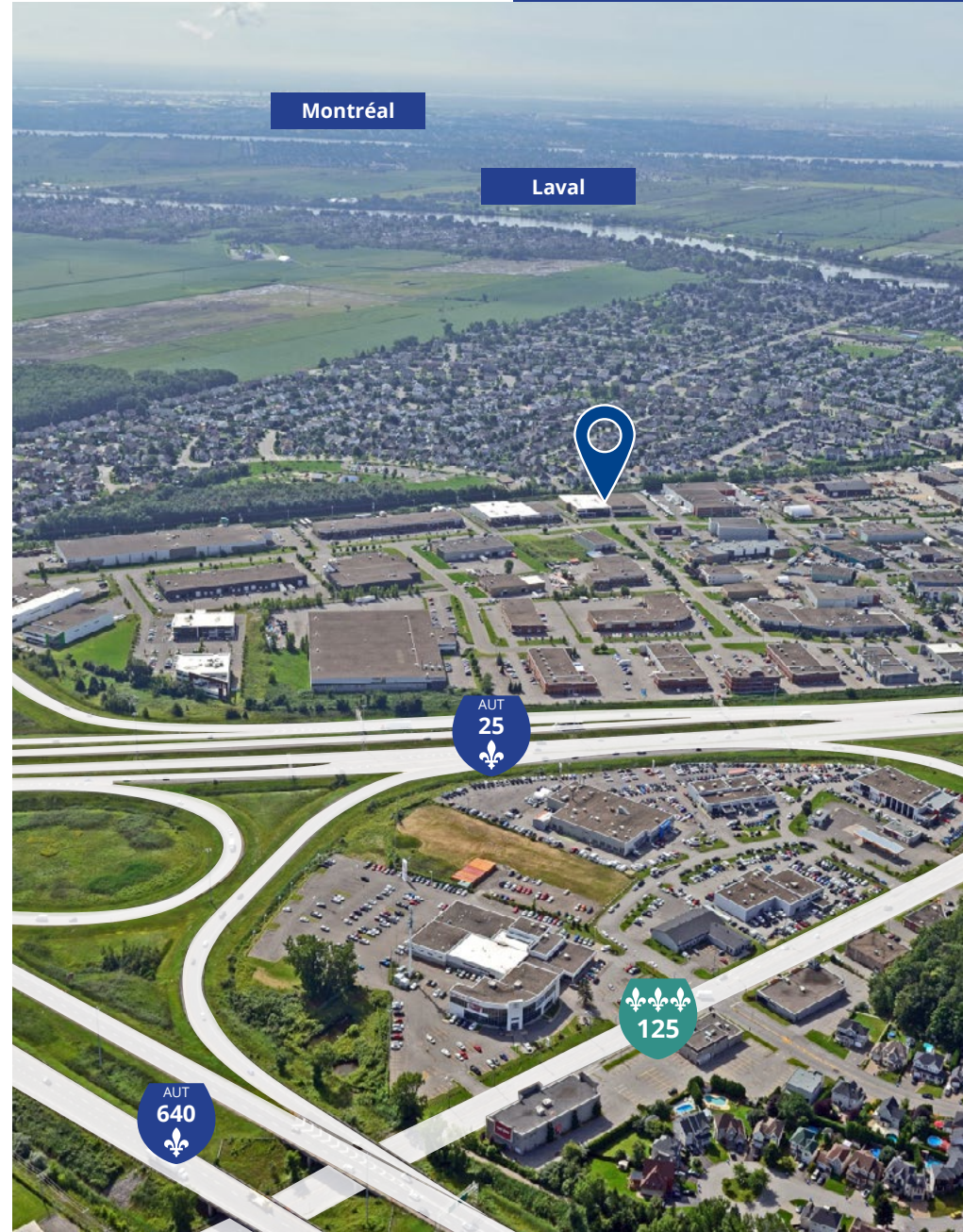
Available space for
owner occupant



Newly constructed
building in excellent
condition



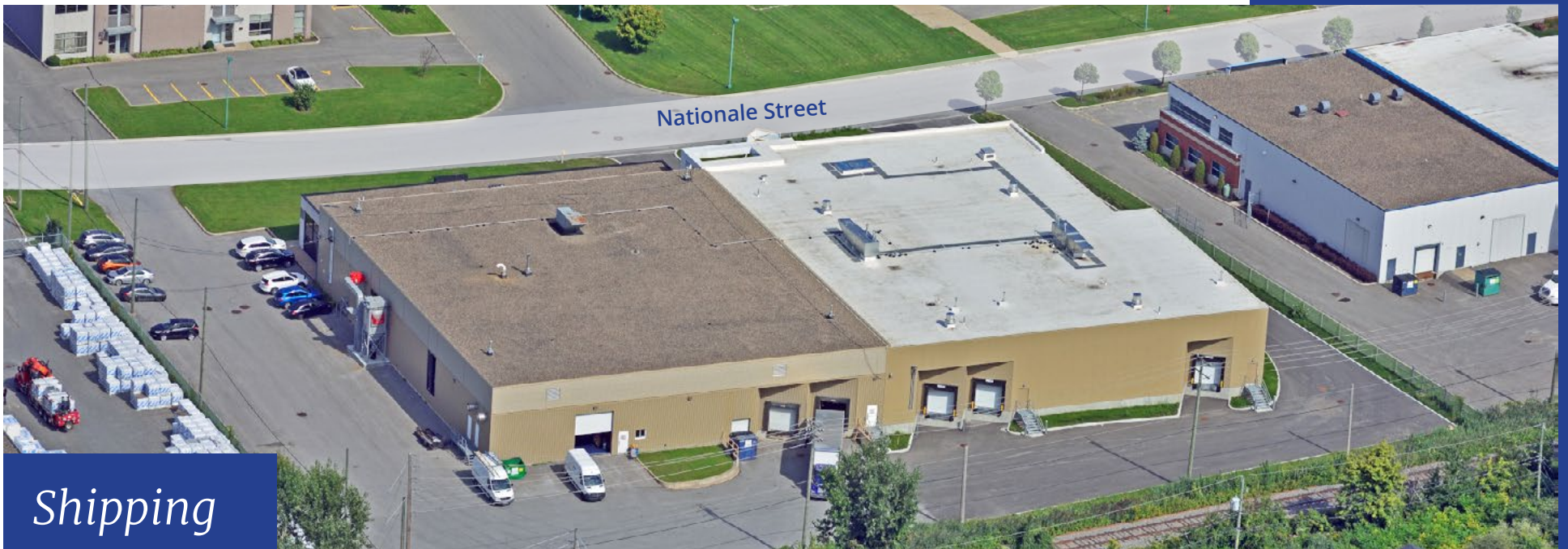
Outdoor storage
allowed





Façade

Nationale Street



Shipping

Nationale Street



Original Building

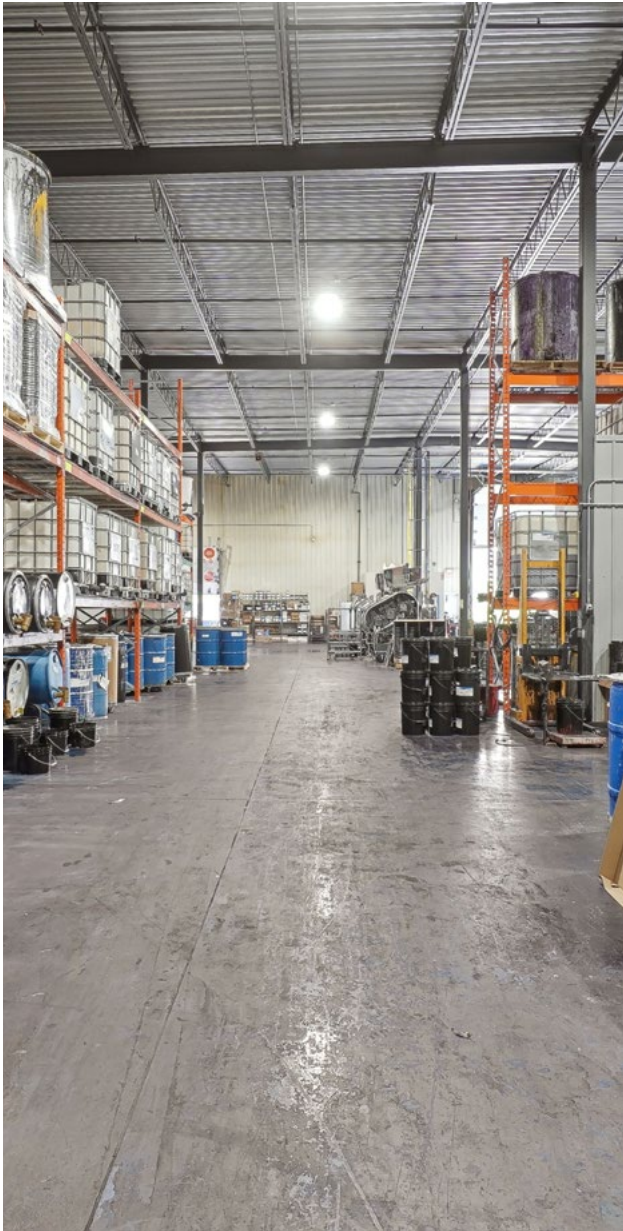
Overview

Office area	± 3,520 SF	Distance between columns	± 24' x ± 29' (Irr.)
Warehouse area	± 18,480 SF	Heating	Office: Electric Warehouse: Gas unit heater
Total area	± 22,000 SF	Air conditioning	Office
Year built	2005	Shipping	2 truck level doors with leveler and container carrier (8' x 10') 1 drive-in door (12' X 14')
Clear height	23'	Electric entry	600 A / 347-600 V

Description

- 1 shared laboratory/office area
- Reception area
- 4 closed offices
- 1 conference room
- 1 meeting room
- 1 server room
- 1 open area
- Windows in warehouse
- 2 closed offices in the warehouse

*Original Building
Pictures*

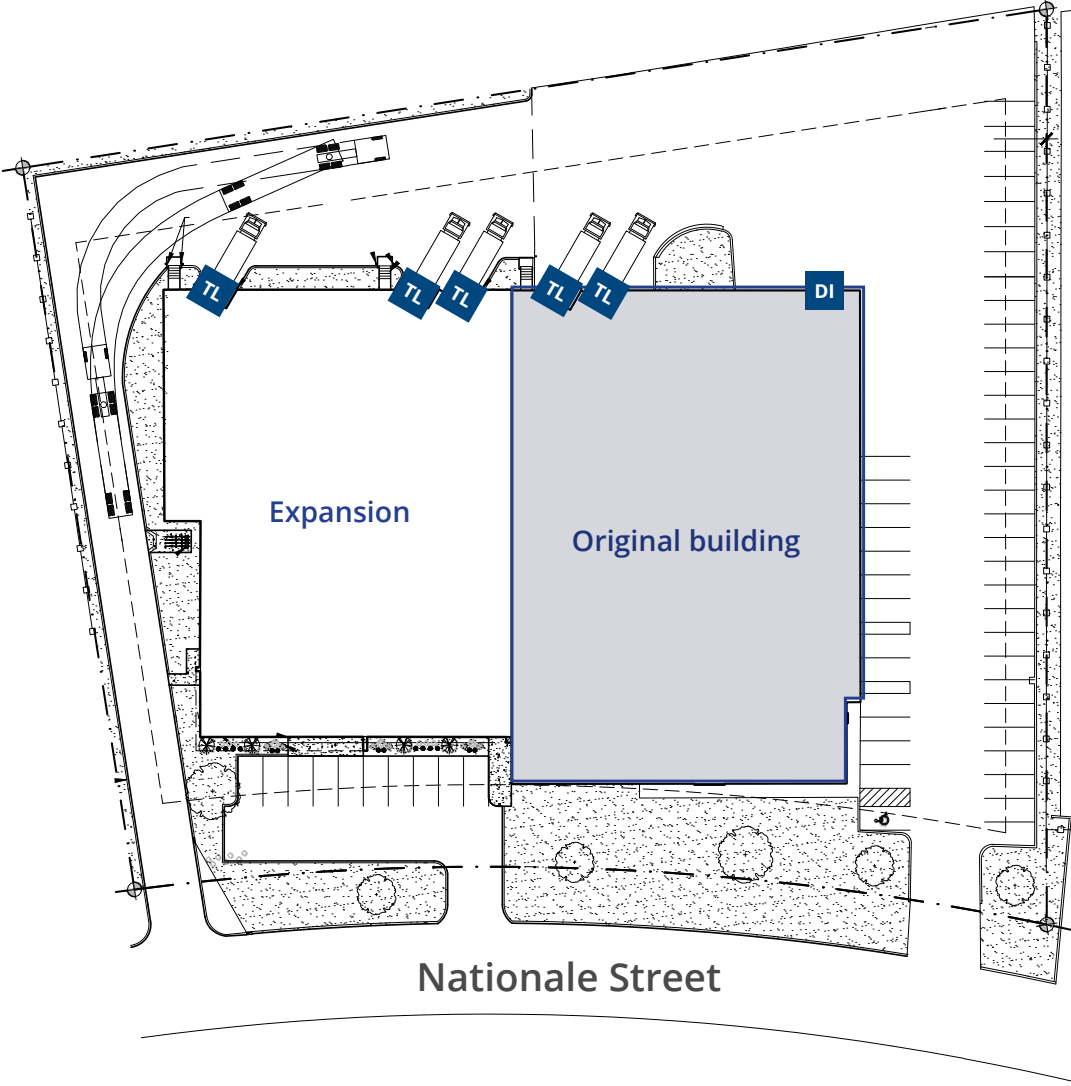


*Original Building
Pictures*



Original Building

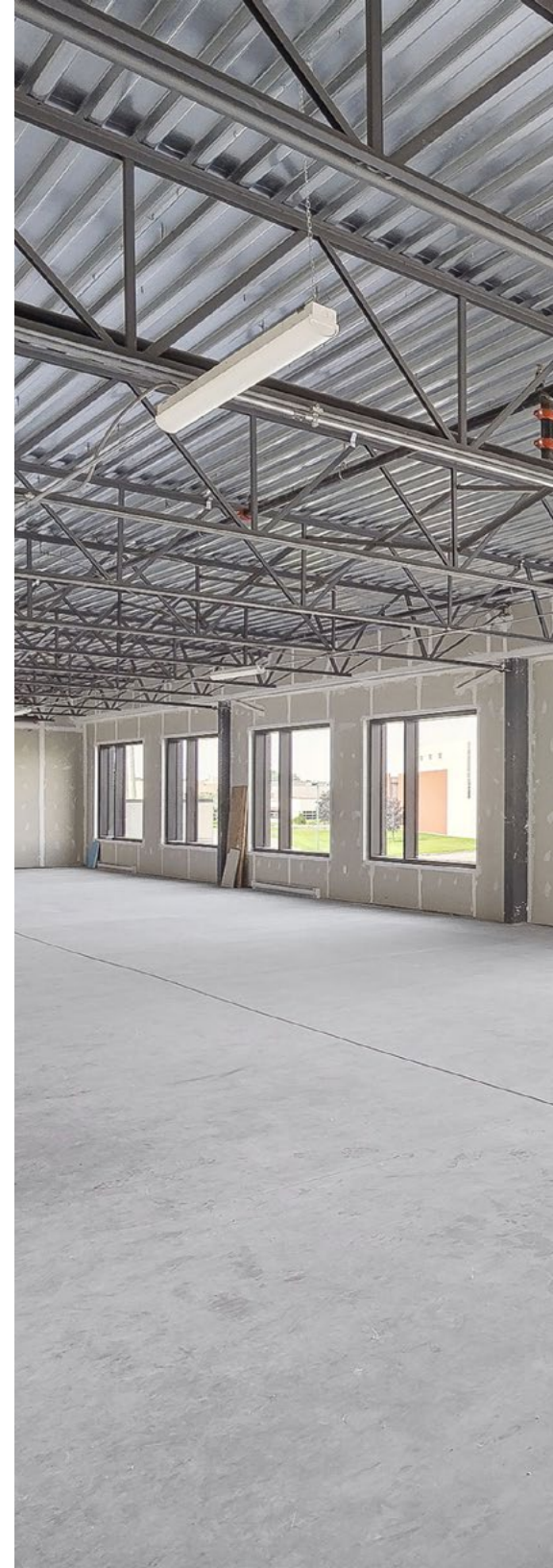
Plan



Expansion

Overview

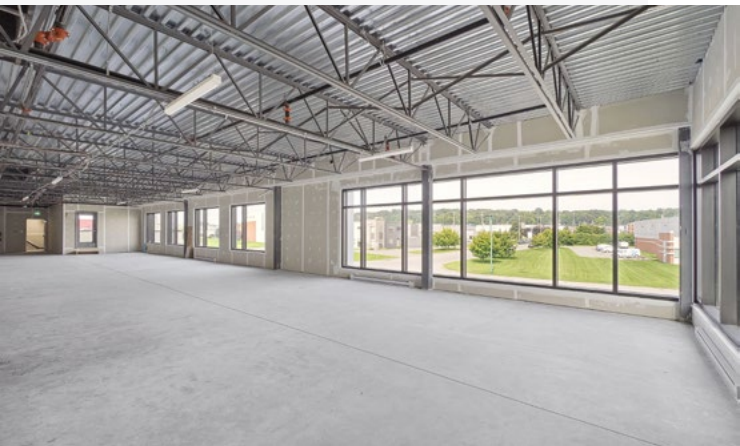
Office mezzanine area	± 2,710 SF (including a 300 SF outdoor terrace)	Clear height	24'
Warehouse area	± 18,990 SF	Distance between columns	± 26' x ± 32' (lrr.)
Total area	± 21,700 SF	Shipping *	3 truck level door with leveler (8' x 10') * Possibility to add a drive-in door
Year built	2023	Electric entry	800 A / 347-600 V



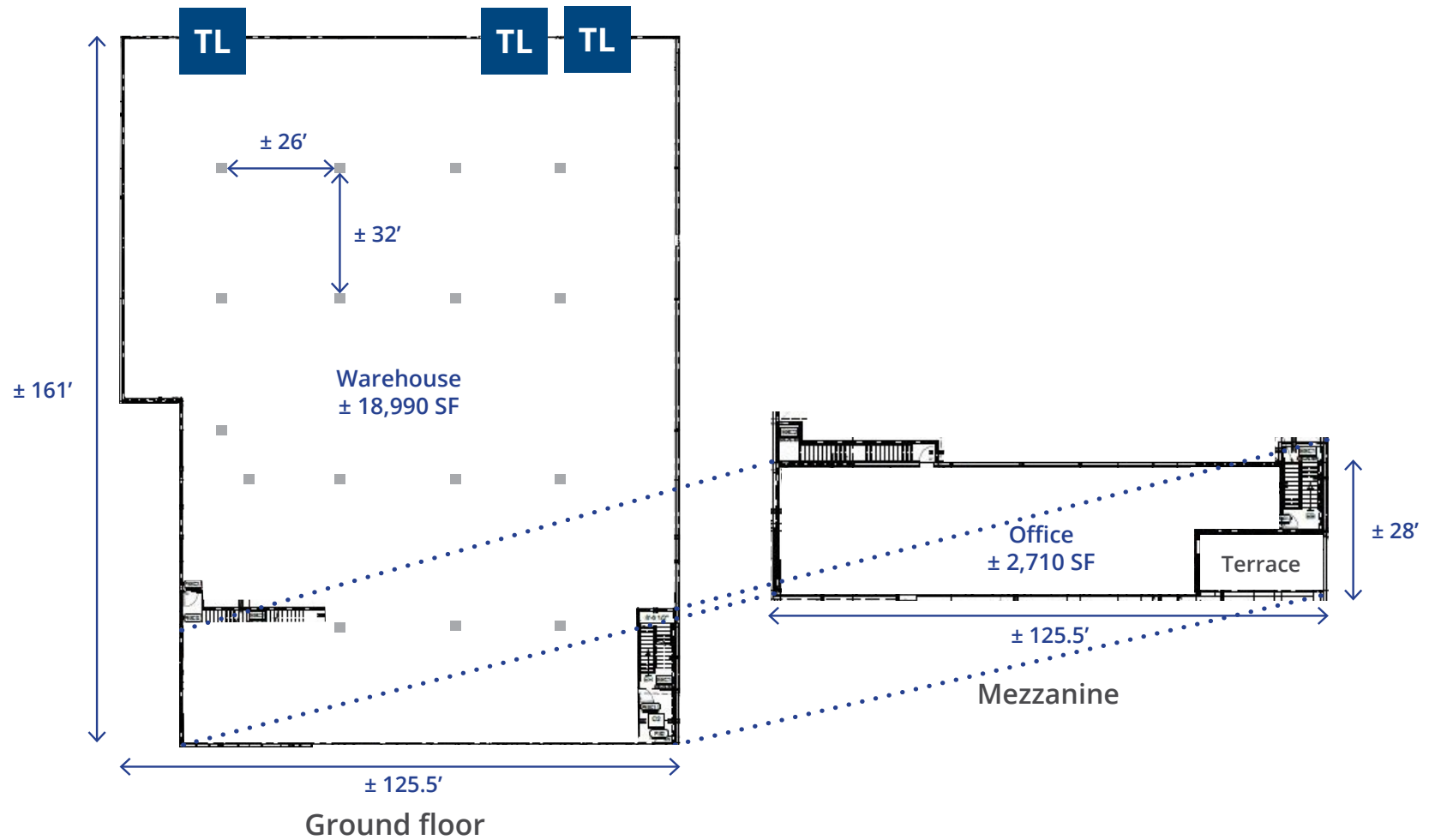
*Expansion
Pictures*



*Expansion
Pictures*



Expansion Plan



Nationale Street



Property Overview

Total building area	± 43,700 SF	Construction	Foundations : Concrete slab Exterior cladding: brick, acrylic and metal cladding
Land area	± 99,892 SF	Roofing	TPO membrane coating, gravel stop and tar and gravel
Zoning	Industrial (Class A,B, C, D, E, G) and institutional (Class C)	Lighting	LED
Lot number	3 264 505	Sprinklers	Yes
Number of floors	1 + mezzanine	Taxes	Municipal (2023): \$52,331 School (2023-2024): <u>\$1,990</u> Total : \$54,321
Parking	± 57 stalls		



Easily accessible



Located in the Lachenaie Industrial Park



Located near many services



Alarm system with motion sensors



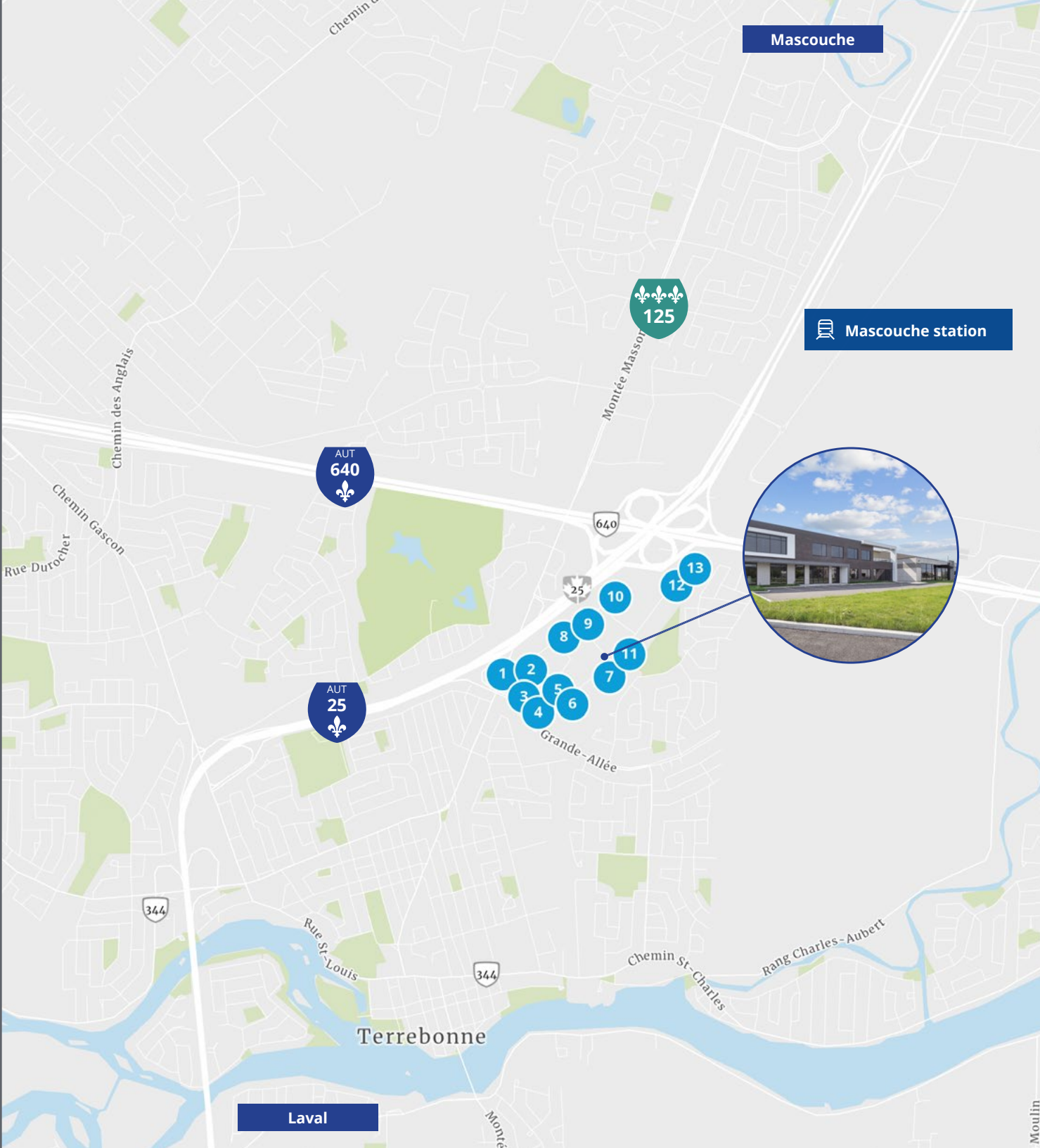
Indoor and outdoor camera system



Sign on facade

Nearby

1. MDL Énergie
2. Cycles Marinoni
3. Acier Roger
4. Produits Bel
5. Climco Air conditioning & chauffage
6. Garage municipal Terrebonne
7. Soprema
8. Ebénisterie I C M
9. Lumen
10. Novatech
11. El-Ma-Mia
12. I-NOV CONCEPT
13. Les portes Bourassa





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