

Colliers



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.

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# Space Overview

Office area	± 900 SF
Office mezzanine area	± 900 SF
Warehouse area	± 1,500 SF
Total space area	± 3,300 SF
Zoning	8864-23
Number of floors	1 + mezzanine
Distance between columns	Column-free warehouse
Clear height	± 20'

Availability	2026
Shipping	2 truck level doors (8' x 10')
Parking	4 stalls
Heating	Radiant gas
Lighting	Fluorescent
Power entry	225 A / 600 V
Net rental rate	Contact brokers
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

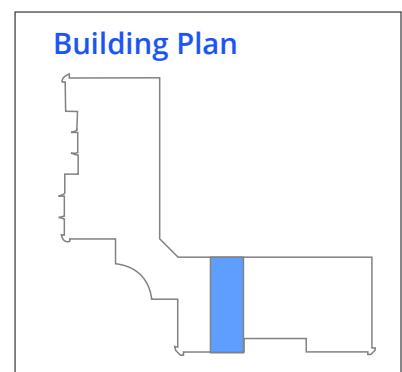
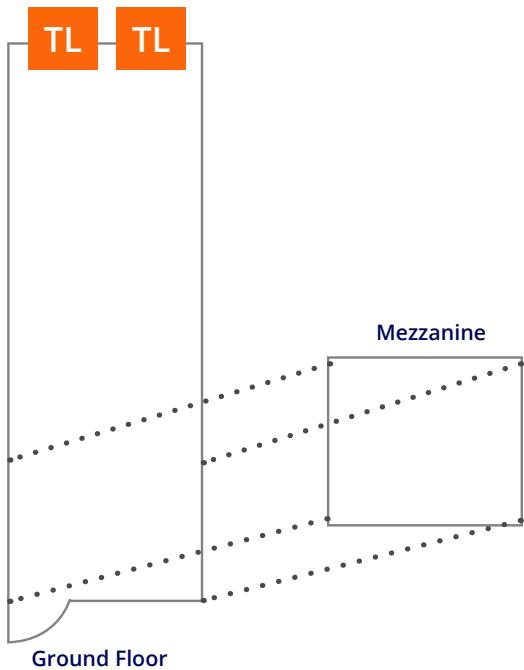


Building in excellent condition



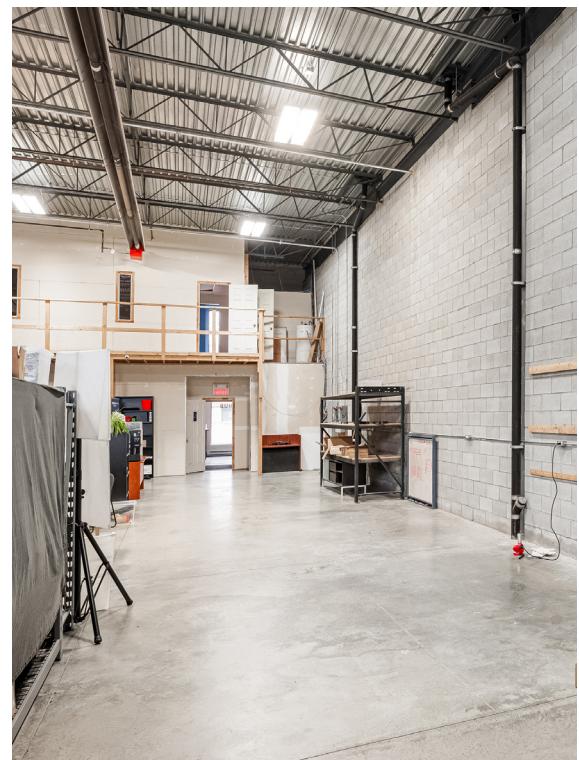
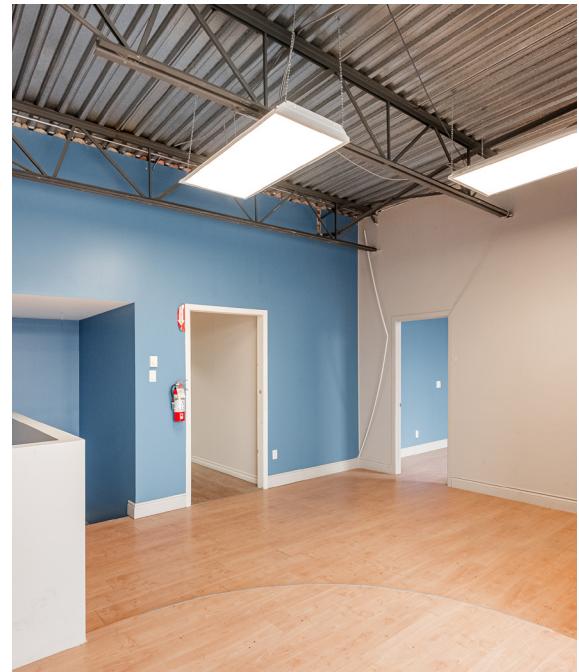
Accessible to people with reduced mobility

## Space Plan

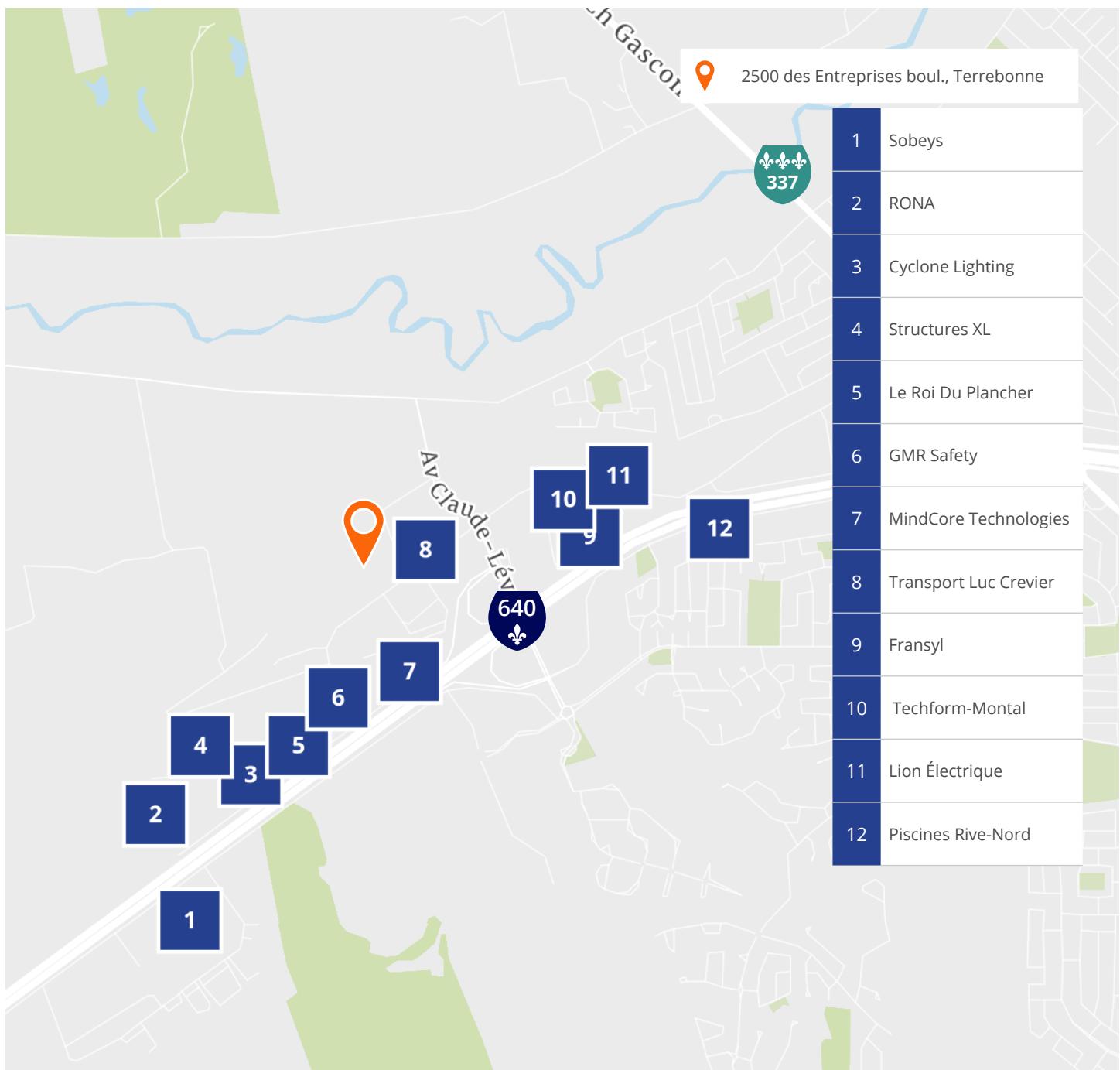


# Office Space *Description*

- 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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