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Prime Industrial Building located in Terrebonne

For Sublease

1367 NATIONALE STREET, TERREBONNE | QC

Arnold **Fox**

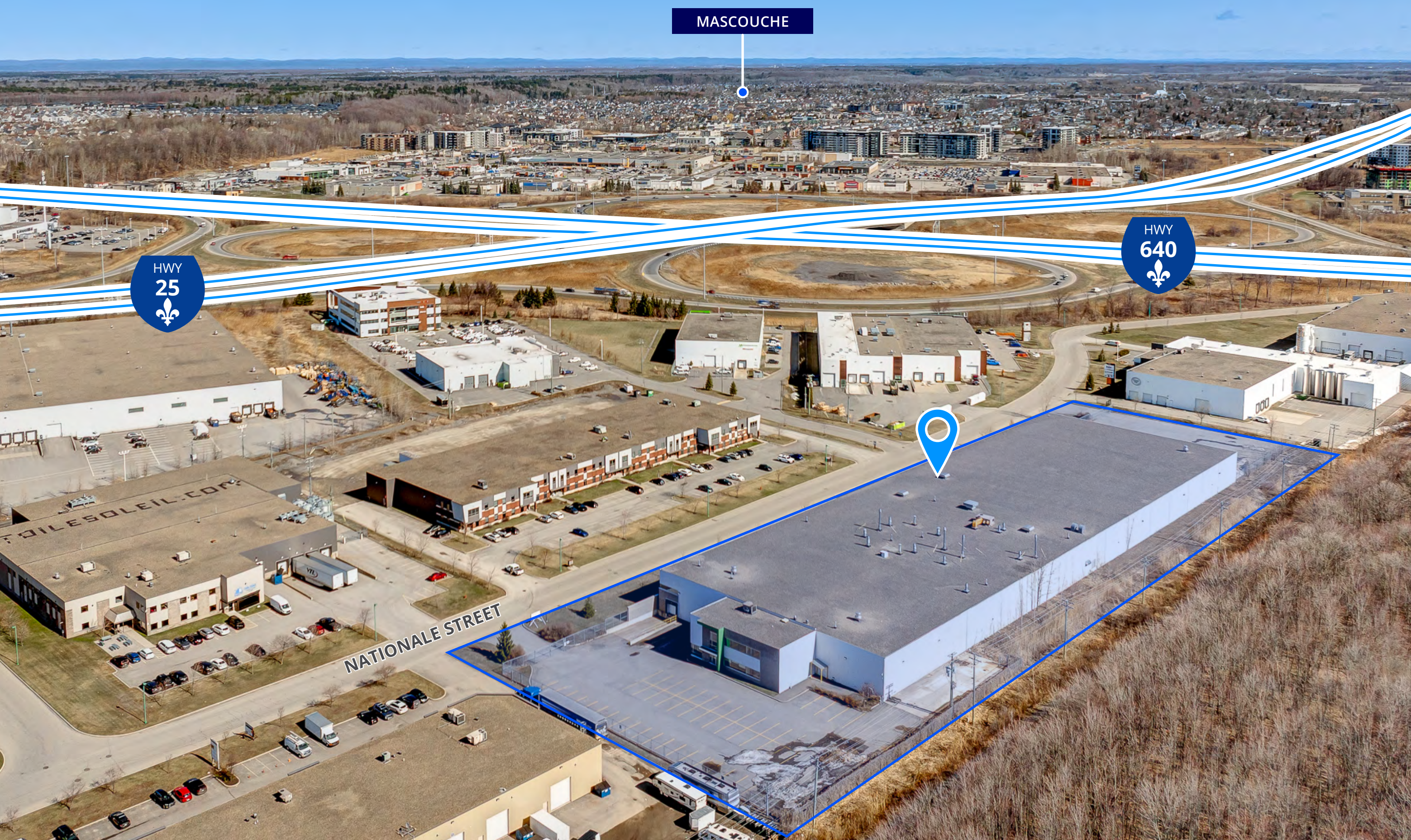
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Location Overview

1367 Nationale Street is located in close proximity of the Lachenaie Industrial Park, one of Terrebonne's most active and strategically positioned industrial zones. The site offers immediate access to Highway 640 and Highway 25.



Zoning

The property falls under industrial zoning (I-264), allowing for a wide range of commercial and industrial activities including warehousing, distribution, manufacturing, and related services.

Surrounding Infrastructure & Amenities

The surrounding industrial park features a concentration of logistics companies, manufacturing firms, and service-oriented businesses. Public transit service is available nearby, and commercial amenities (gas stations, dining, hardware, and business services) are located within a 5–10 minute drive. The area is also supported by a skilled local workforce and an increasing demand for industrial space.

Property Overview

Total Area	50,000 SF to ± 105,000 SF (divisible)
Warehouse Area	± 100,000 SF
Office Area	± 5,000 SF (on two floors)
Clear Height	25'
Shipping	2 TL 3 DI (18'x14')
Columns	39 L x 34 W
Lighting	LED and fluorescent
Heating	Gas heating
Power	600 V / 600 A



Net Rate:
\$3.00 PSF



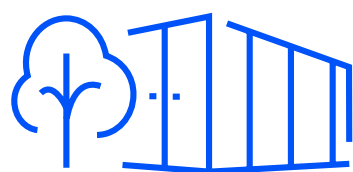
Expiry Date:
July 31, 2027



Available
Immediately



Excellent
manufacturing facility

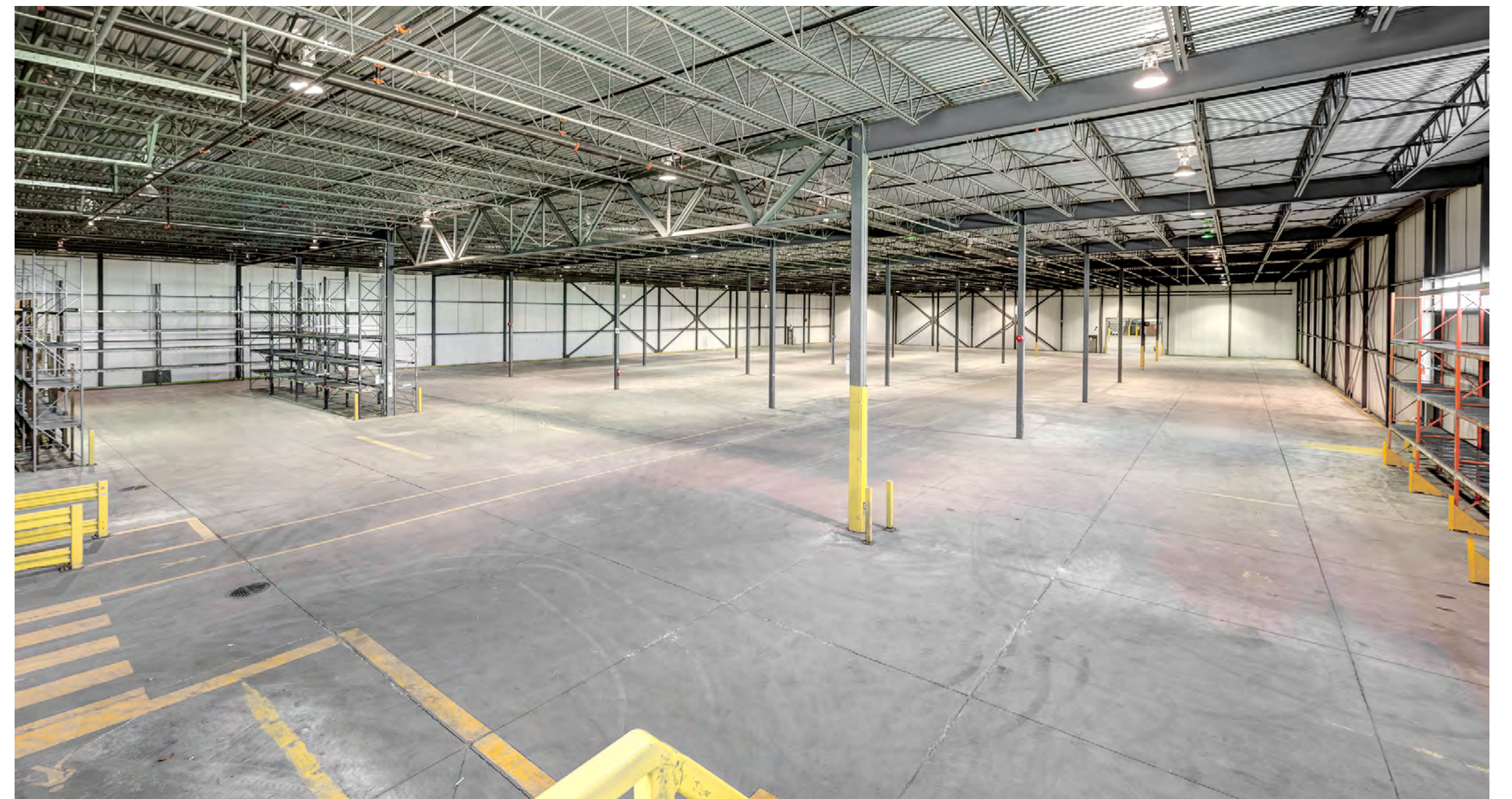
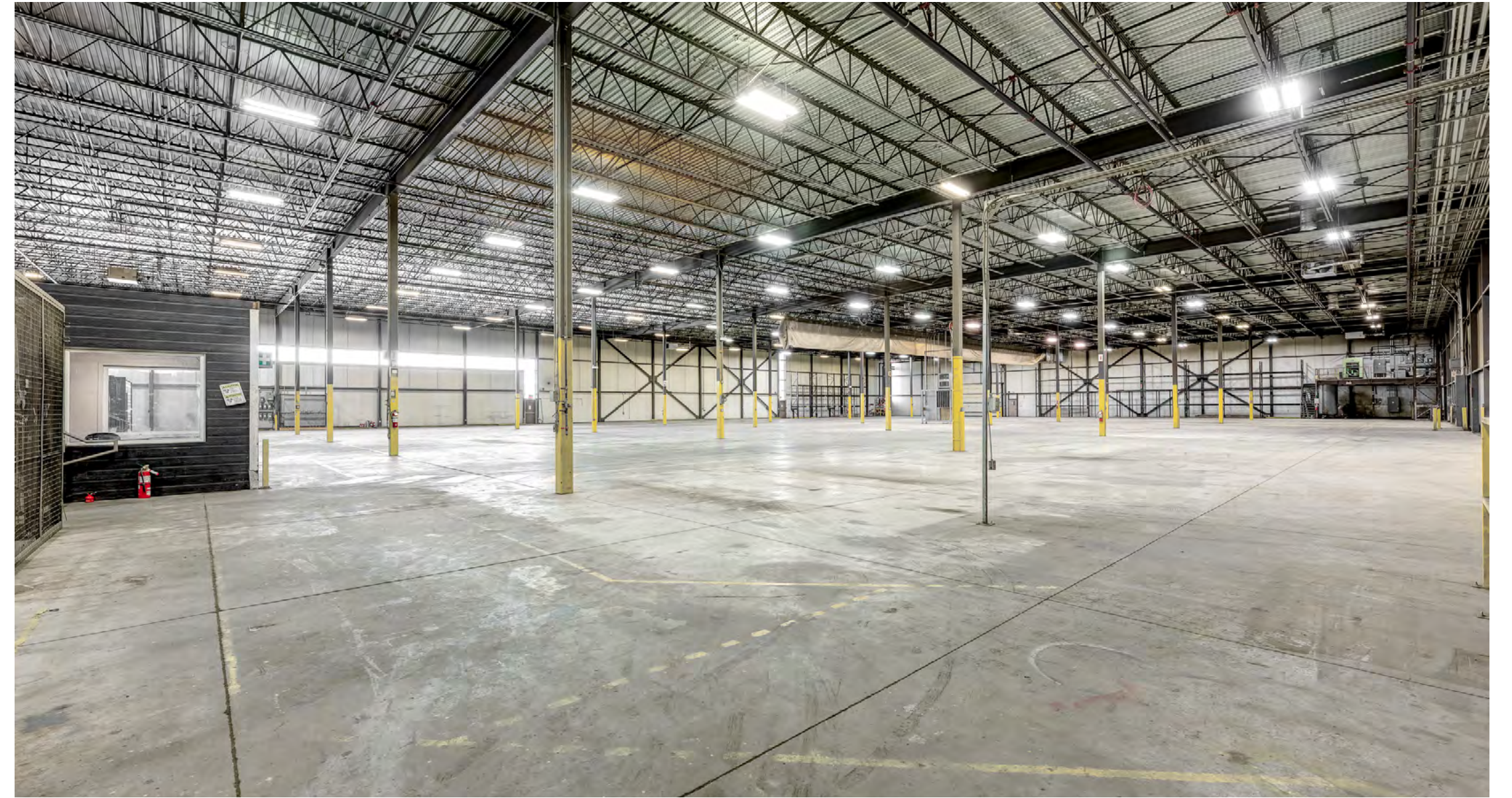


Outdoor storage allowed



Property Photos

(Warehouse)





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