

Colliers

# Industrial Property Ideal for Warehousing and Distribution

## FOR LEASE

Exterior storage and trailer parking  
available

1001 Yamaska Street E., Farnham, QC

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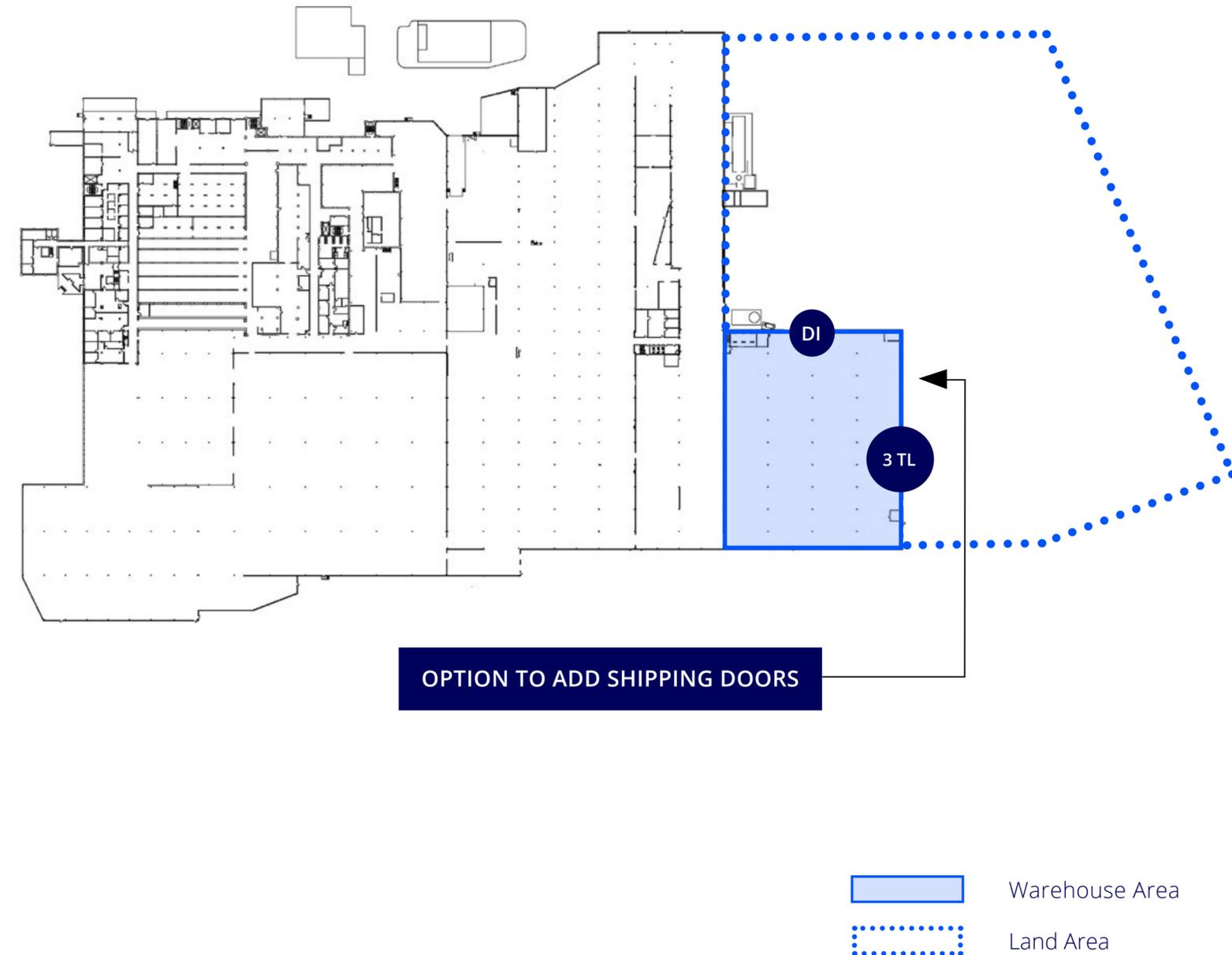
# Property Overview

Located at **1001 Yamaska E. in Farnham**, this industrial property is ideally positioned within an established industrial area, just minutes from Road 235, Highway 10, and the U.S. border.

The site features a fully fenced yard with camera surveillance and ample space for trailer parking, making it well suited for distribution and warehousing activities.

Future tenants also have the opportunity to lease office space on site, providing added flexibility to support day-to-day operations.

<b>Total Area</b>	± 46,910 SF	<b>Sprinklers and Fire Supression</b>	Yes
<b>Clear Height</b>	26'5"	<b>Zoning</b>	I3-004
<b>Shipping</b>	3 TL   1 DI	<b>Net Rate</b>	Contact the listing brokers
<b>Column Span</b>	24.2' x 49'	<b>Opex</b>	\$1.83
<b>Lighting</b>	LED	<b>Availability</b>	Immediate
<b>Heating</b>	Gas	<b>Notes</b>	Opportunity to rent office space



# Excess Land Overview



Fenced Yard



Secure Gated Access

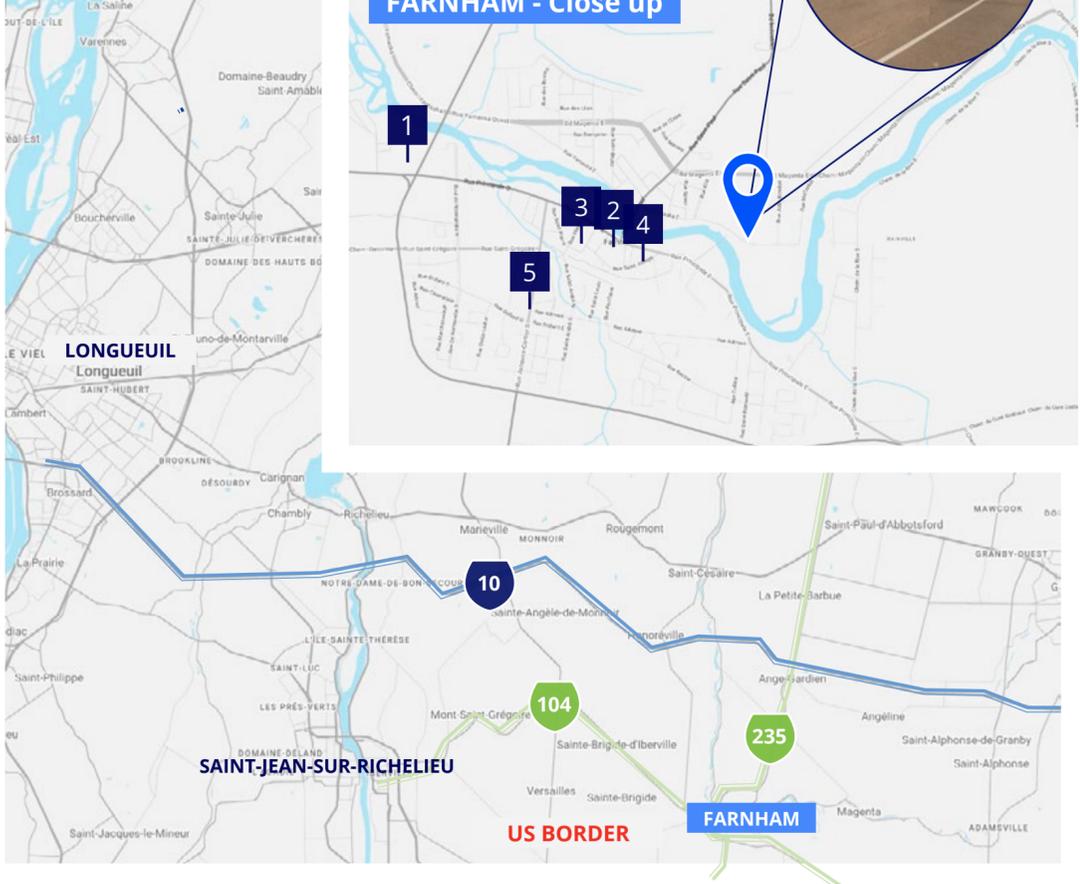


Security Cameras



Land for Trailer Parking

# Location Overview



Road 235	2 min	1	McDonald's
Highway 10	8 min	2	Pizzeria Farnham
Saint-Jean-sur-Richelieu	31 min	3	Familiprix
US Border	35 min	4	Jean Coudu
Downtown Montreal	47 min	5	Shell



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