



935 Armand-Bombardier Street, Terrebonne | QC

For Lease

± 15,000 SF to 18,000 SF new industrial space that can be delivered according to your needs, with outdoor storage permitted.

Étienne Marcoux

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

Steve Garneau

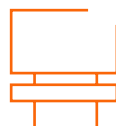
Vice President
Commercial Real Estate Broker
+1 514 701 0612
steve.garneau@colliers.com

Colliers

Space Overview

Mezzanine office area	± 3,000 SF
Ground floor warehouse	± 15,000 SF
Total available area	± 15,000 SF to ± 18,000 SF
Number of floors	1 + mezzanine
Availability	Immediate
Zoning	8260-96 (I)
Clear height	± 23'
Distance between columns	± 21'5" x ± 21'10"
Shipping	2 truck-level doors with levelers (8' x 9') 1 drive-in door (14' x 14')
Electric entry	400 A / 600 V
Heating and air conditioning	According to your needs
Lighting	LED
Sprinklers	Yes* * Possibility to modify for ESFR
Parking	± 35 spaces
Net rental rate	Contact the brokers
Operating expenses	\$5.00 / SF (Energy at tenant's expense)

This industrial space, available immediately, benefits from an excellent visibility on Armand-Bombardier Street, as well as easy access via Route 335, Highway 640 and Highway 19. Only 14 minutes from Laval and 20 minutes from Montréal, the space benefits from an excellent clear height.



Sign on facade



Windowed warehouse



New construction



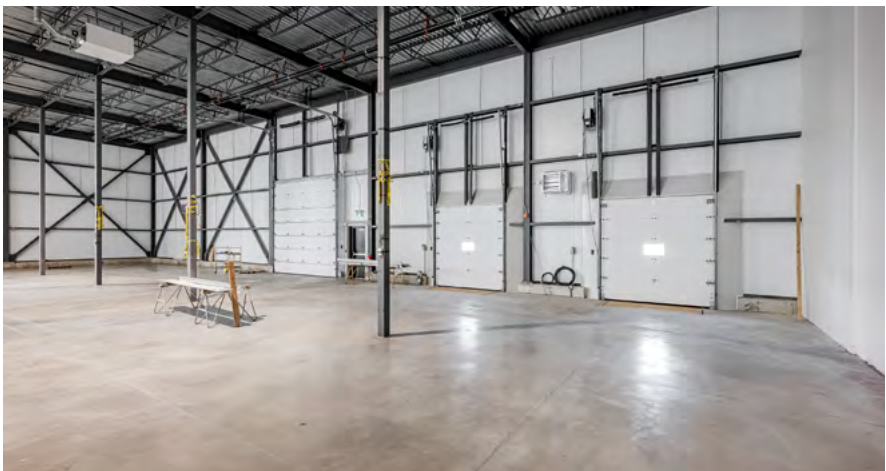
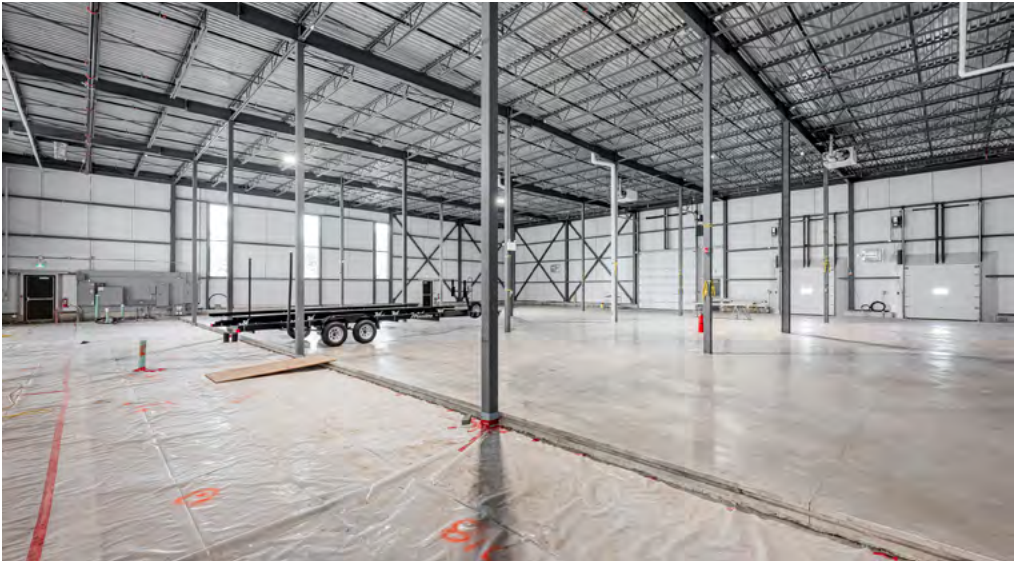
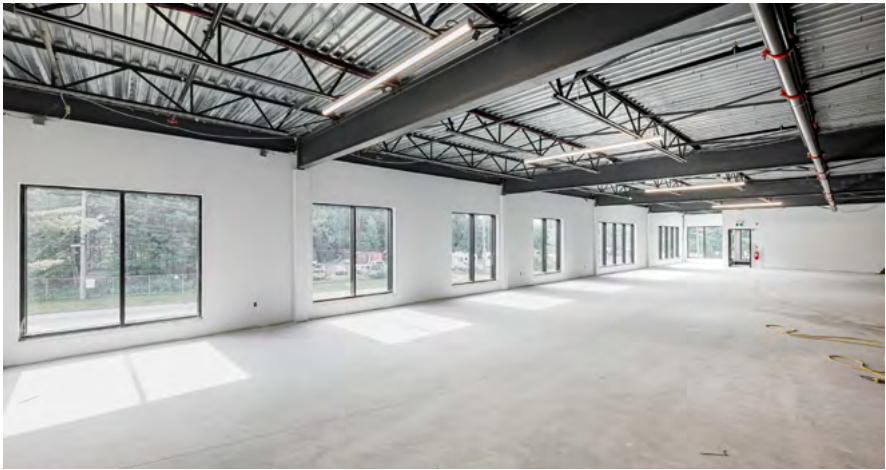
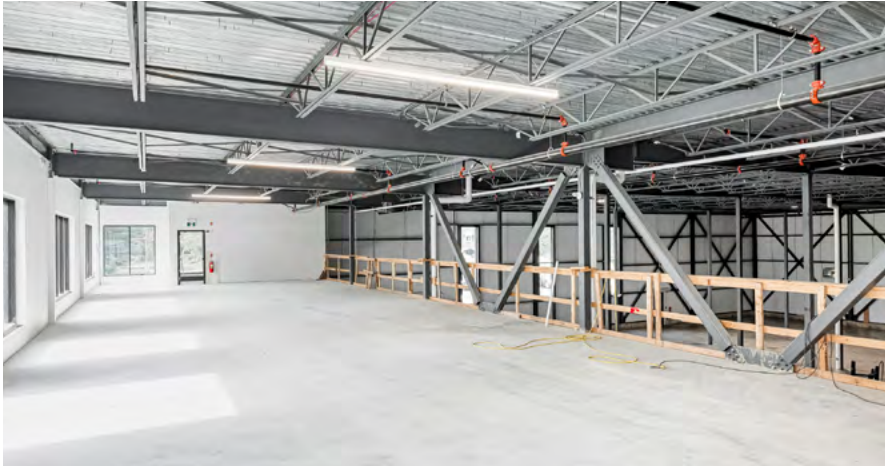
Exterior cameras



Possibility to deliver the space according to your needs



Exterior yard with outdoor storage permitted





In Proximity



935 Armand-Bombardier Street, Terrebonne

1	Aquafab
2	Autobus Yves Seguin et fils
3	Société d'usinage Barrière
4	Rénovations Concept Plus
5	Pavages Multipro inc.
6	Club Piscine
7	Aliments Martel inc.
8	Bains Tourbillons Montval
9	Scelltech
10	Loop Industries Inc.



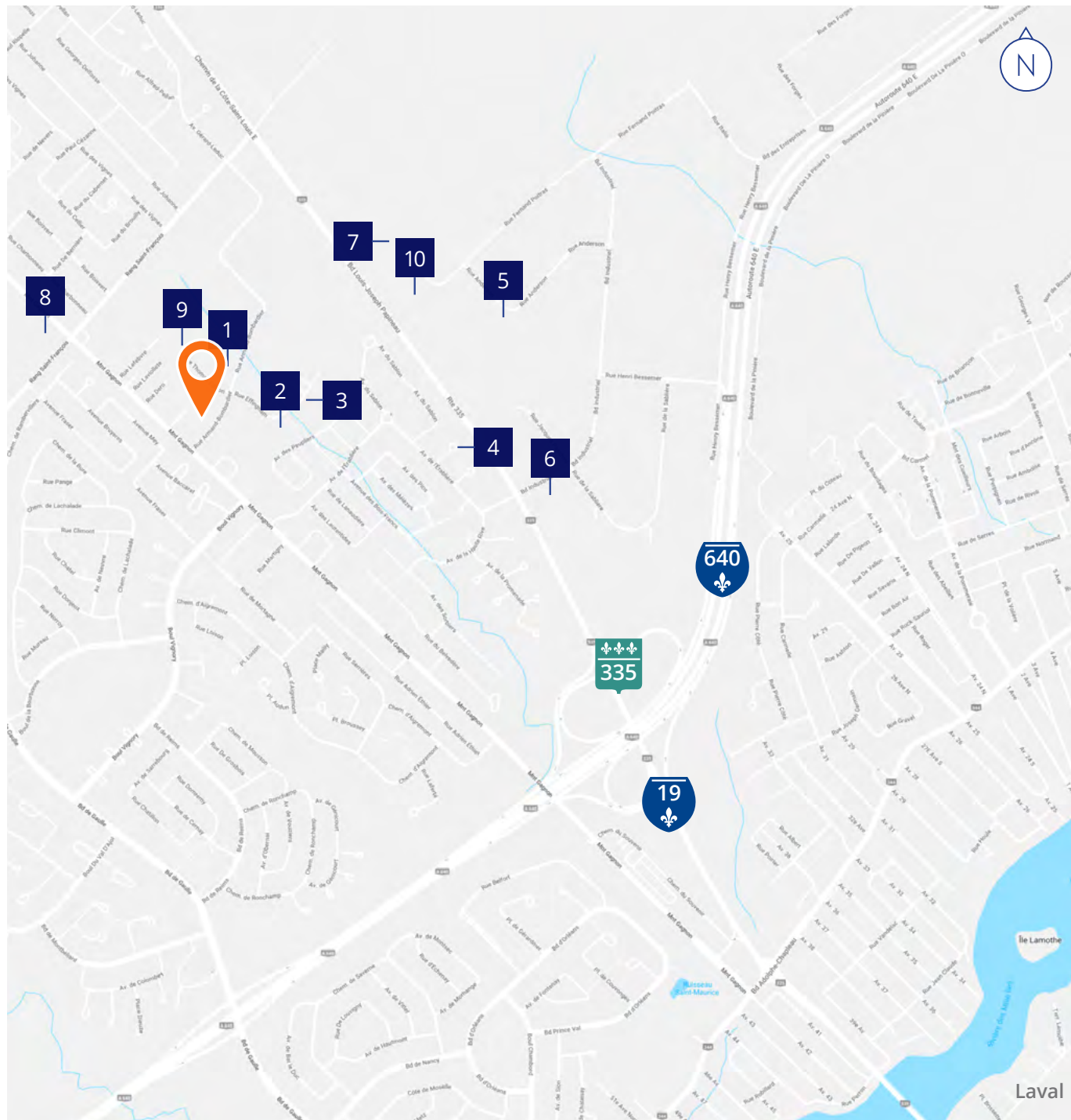
Autoroute 640
5 minutes



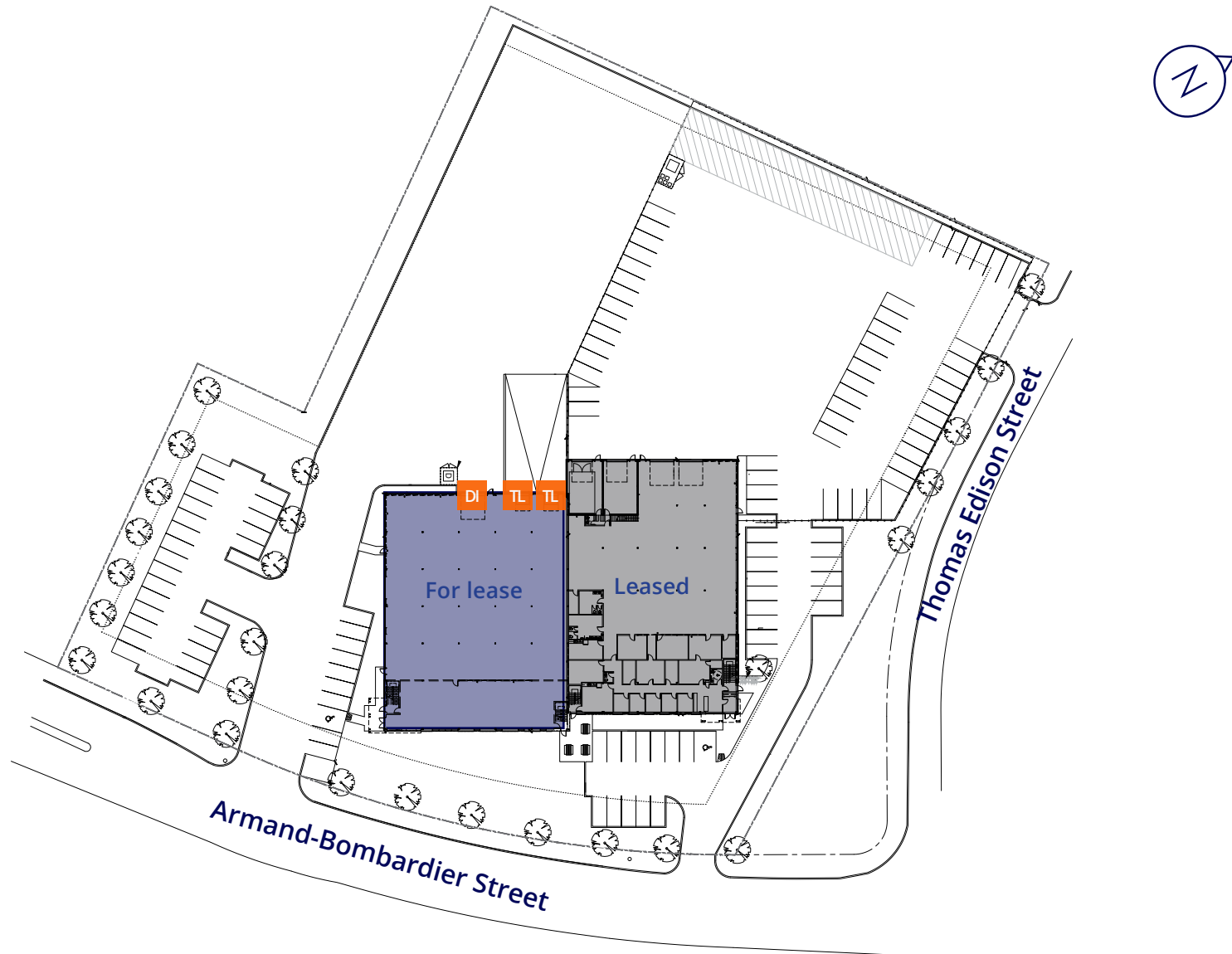
Laval
14 minutes



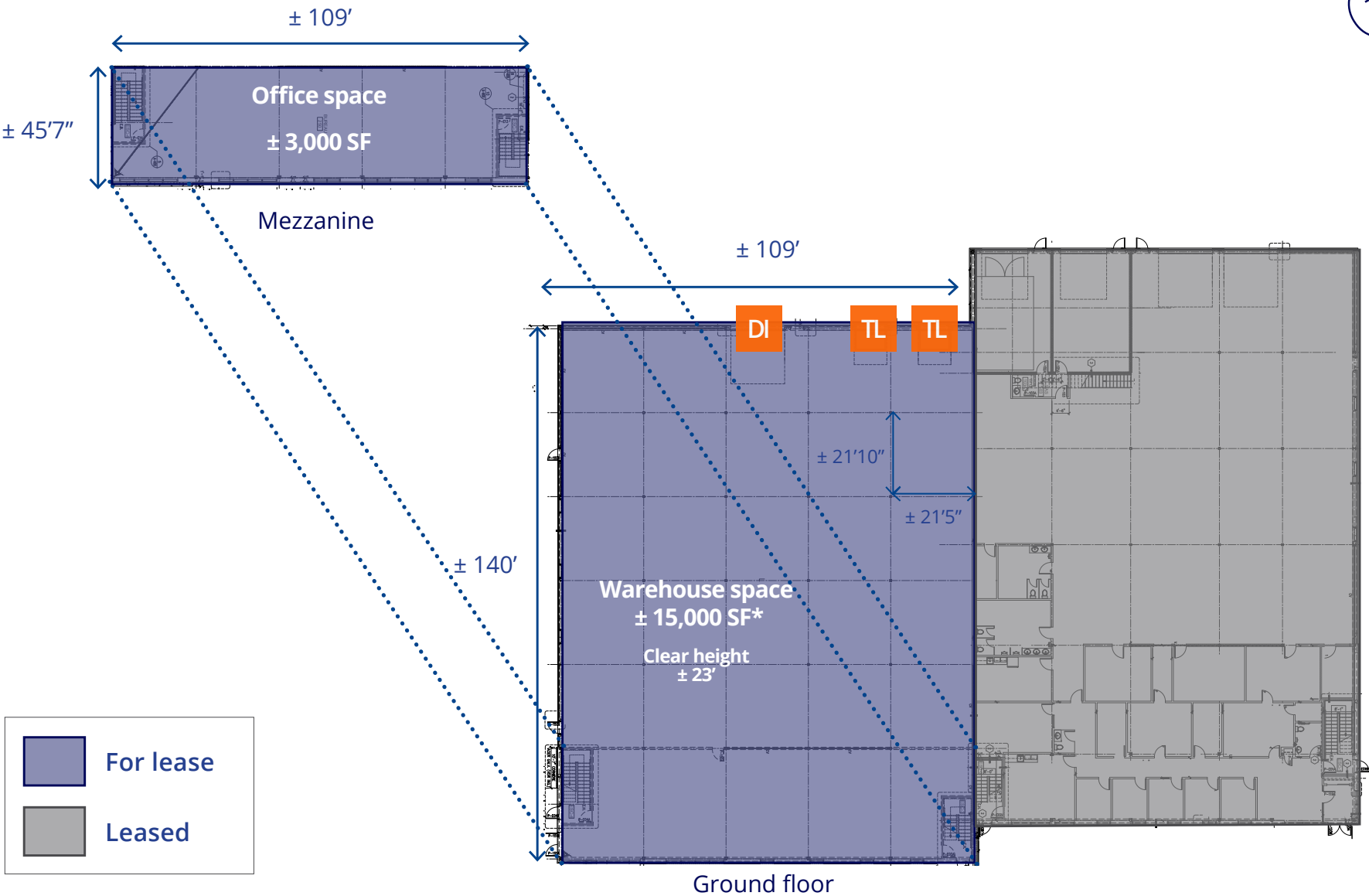
Montréal
20 minutes



Plan of the Building



Space Plan



The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.A large, modern industrial building with a dark grey metal exterior. It features two large roll-up doors on the left, a smaller black door in the center, and another large roll-up door on the right. A tall blue chimney is visible on the left side of the building. The foreground is a gravel lot, and a chain-link fence is on the left. The building is highlighted with an orange border.

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



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