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1350 Grande-Allée, Terrebonne | QC

**±40,000 SF Industrial Building Equipped with
Cranes on a ±302,444 SF Site for Sale or Lease**

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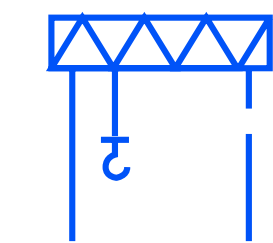
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Property Overview

Located at **1350 Grande Allée in Terrebonne**, this industrial property benefits from a strategic location with excellent access to Highway 640 and major regional thoroughfares, offering efficient connectivity across the Greater Montreal area and convenient access to public transit.

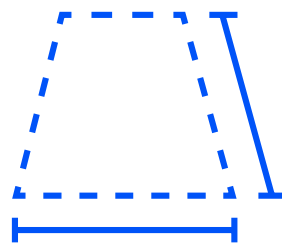
Situated on a large site, the property also provides ample outdoor space for outdoor storage.

Building Area	± 40,000 SF
Office Area	± 3,500 SF
Mezzanine Area	± 1,000 SF
Land Area	± 302,444 SF
Ratio	11%
Clear Height	25' - 30'
Shipping	6 DI
Electrical Entry	600A
Lighting	LED
Year Built	1981
Exterior Storage Structure	± 4,000 SF
Availability	Immediate



Crane Capacity

1x5 Ton
1x10 Ton
1x15 Ton
1x20 Ton



Expansion

Development opportunity of
± 140,000 SF
industrial building

Taxes

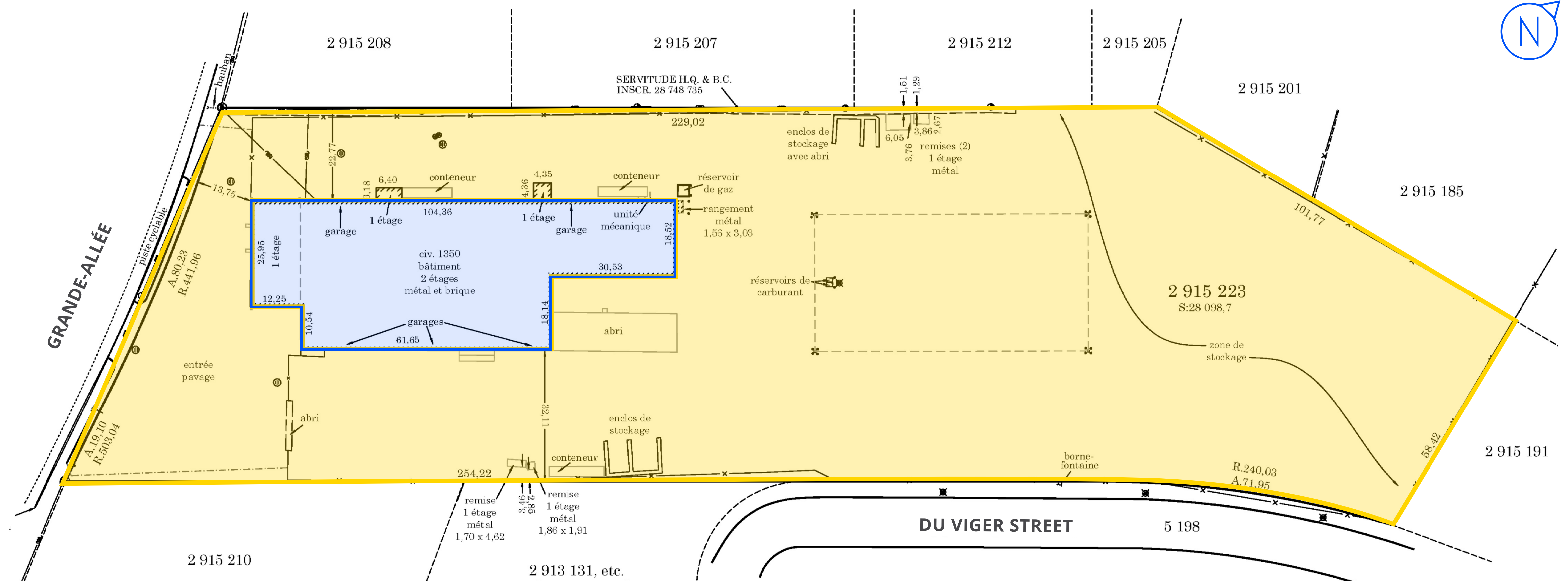
Municipal (2026)	\$95,714.60
School (2026)	\$2,672.79
Total	\$98,387.39



**For Sale or Lease
Inquiries**
Please contact Brokers



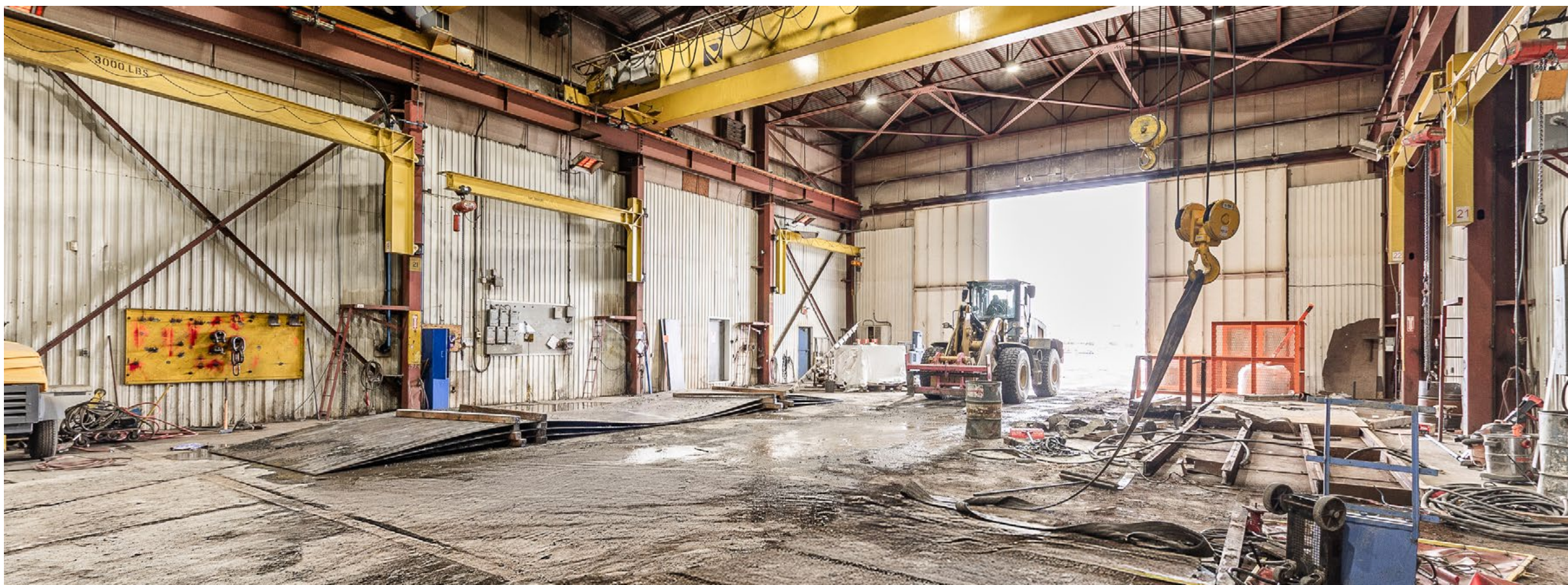
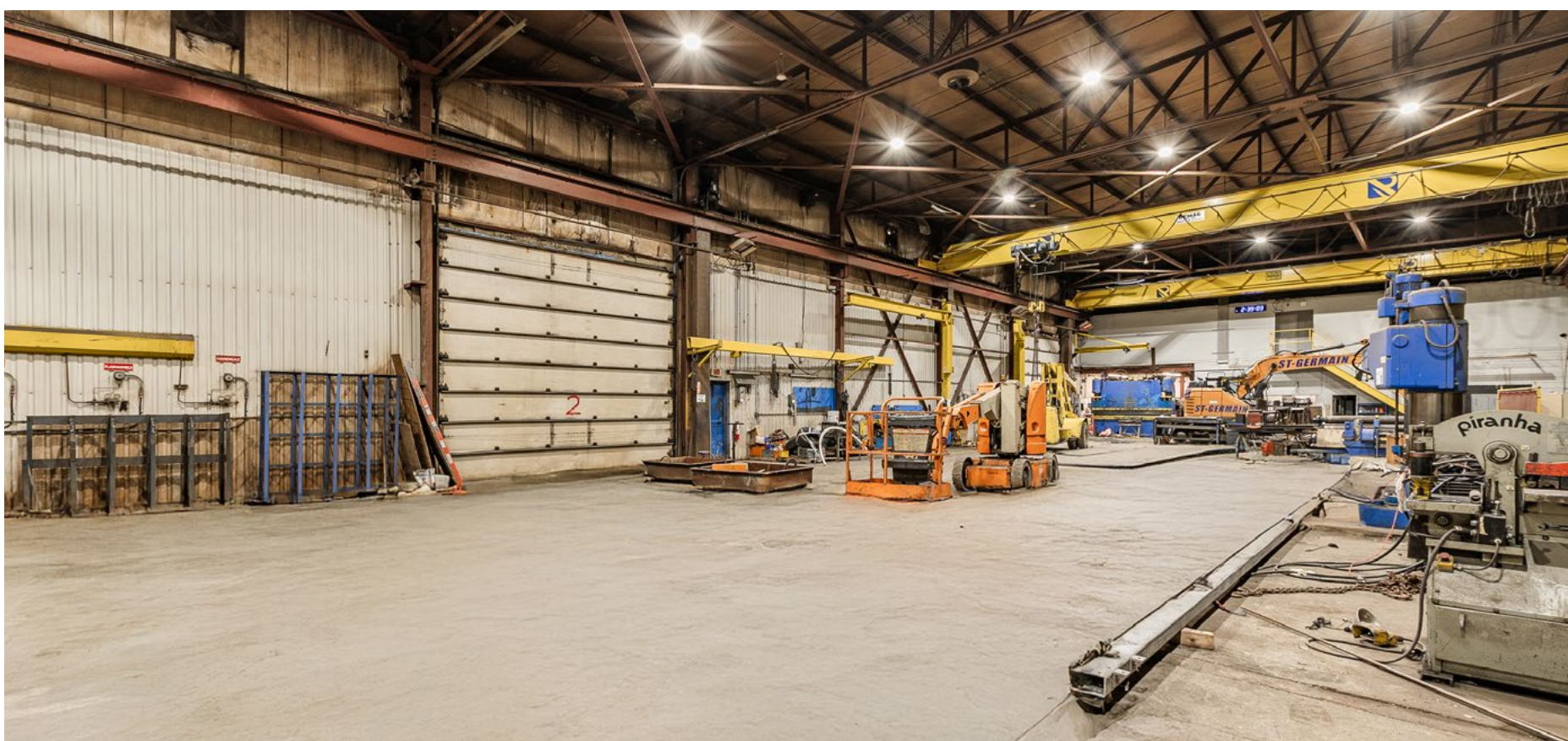
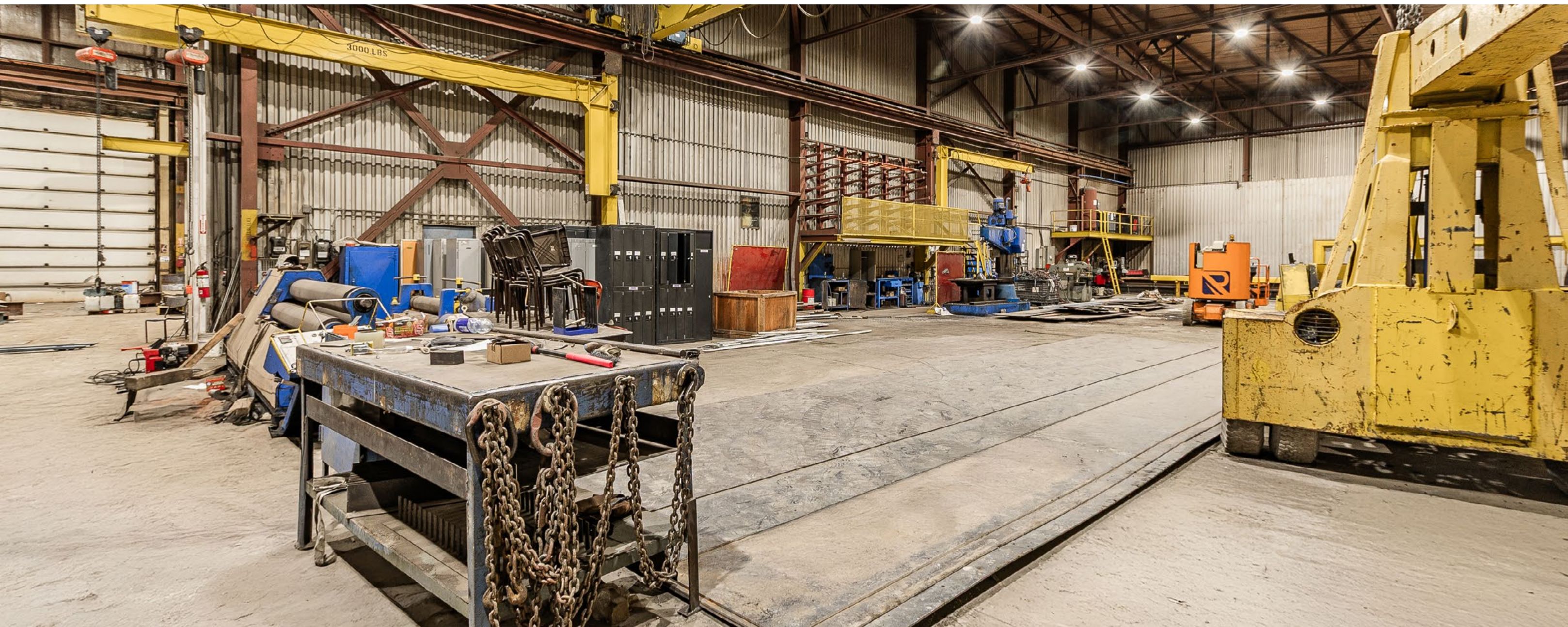
Site Plan



Building Area ± 40,000 SF

Land Area ± 302,444 SF

Property Pictures



Property Location



Highways
2 min from Hwy 20
2 min from Road 125

Airports
32 min from Mirabel
33 min from Montreal P-E Trudeau

City Centres
18 min from Laval
28 min from Montreal

Sector
Lachenaie Industrial Park

Zoning: 9563-57
Industrial uses

- | | |
|--|---|
| Class A: Manufacturing and assembly | Class E: Maritime shipping |
| Class B: Manufacturing and assembly | Class F: Warehousing |
| Class C: Manufacturing and assembly | Class G: Research and business services |
| Class D: Maritime shipping | Class H: Conversion of primary materials |



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