



**FOR LEASE | 145 Industry Street, L'Assomption**

Freestanding industrial building of approximately **± 9,776 SF** situated on a lot of approximately **± 42,145 SF**, featuring a fenced outdoor yard with outdoor storage permitted. The property includes 5 drive-in doors, a clear height of approximately **± 17'** and quick access to Highway 40.

**Étienne Marcoux**

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

**Alexis Dénomée-Godin**

Associate Vice President  
Commercial Real Estate Broker  
+1 514 914 3818  
alexis.denommee-godin@colliers.com  
Alexis Denommée-Godin Inc.



# Building Features

## Areas and Dimensions

Office Area	± 500 SF
Warehouse Area	± 9,276 SF
Total Building Area	± 9,776 SF
Land Area	± 42,145 SF
Building Dimensions	± 153' x ± 69'
Land Dimensions	± 120' x ± 352'

## Technical Specifications

Construction Year	2022
Clear Height	± 17'
Column Spacing	± 26' x ± 27'
Electrical Entry	200 A   600 V
Parking	± 10 spaces
Heating	Gas unit heater
Shipping	5 drive-in doors (± 16' x ± 14')
Outdoor Yard	Outdoor storage permitted
Lighting	LED
Zoning	Industrial   I2-10
Availability	Immediate
Net Rental Rate	Contact the brokers
Operating Costs	± \$4.30/SF *Energy at the tenant's expense



# Office Photos



## Description

- Kitchenette
- Open-concept office area
- 1 washroom

# Warehouse Photos



# Outdoor Space Photos



# Building Plan



Exterior fenced yard



Well-configured space



Access card system



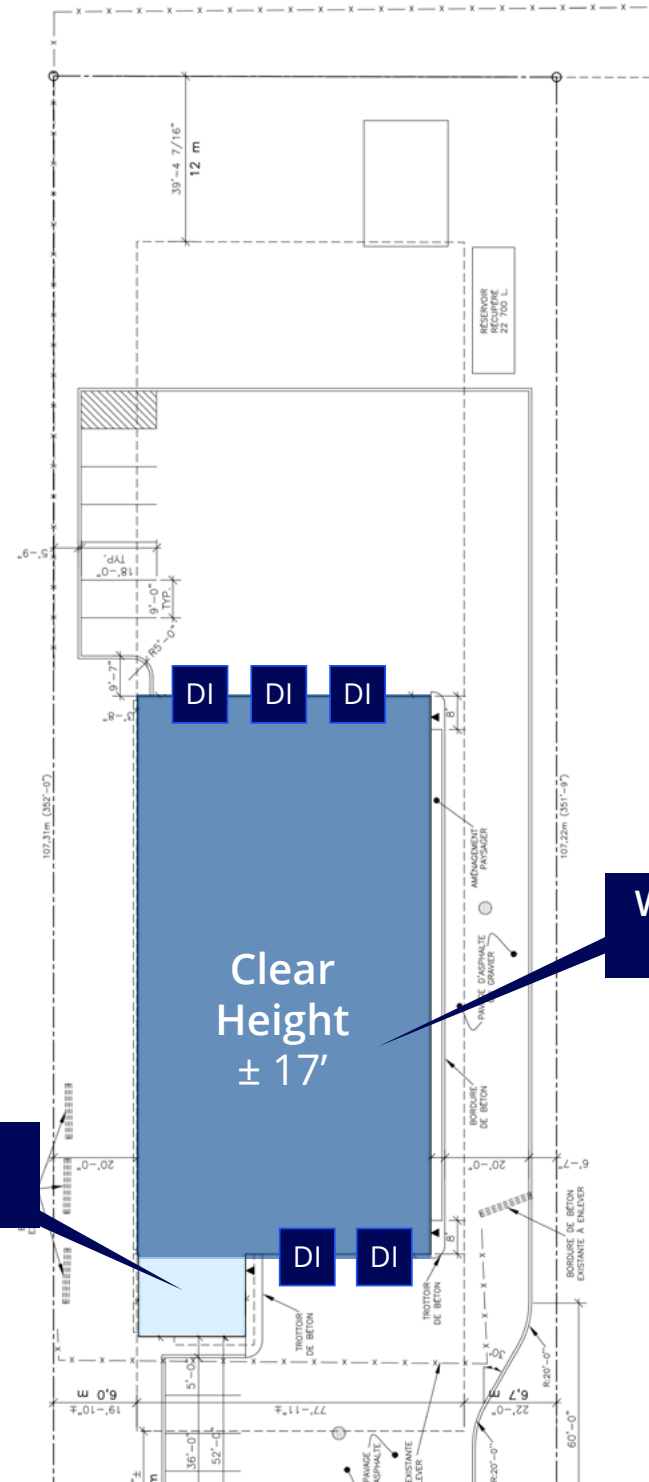
Located in the L'Assomption Industrial Park



Abundant natural light in the warehouse



Outdoor storage allowed



**Office**  
± 500 SF

**Warehouse**  
± 9,276 SF

**DI** drive-in doors (± 16'x ± 14')

Industry Street

# In Proximity



Highways 341 and 344  
3 minutes



Highway 40  
5 minutes



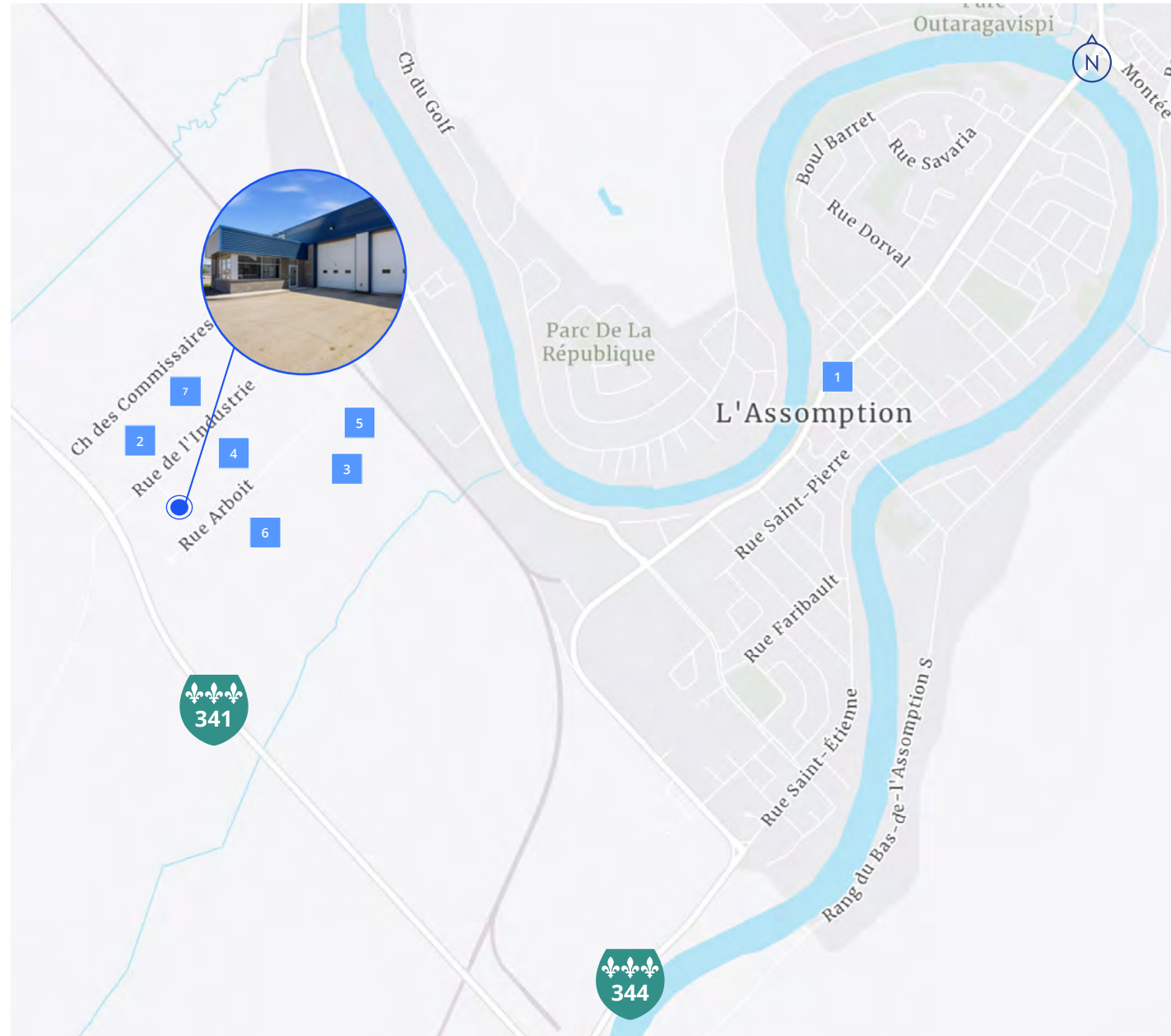
Repentigny  
15 minutes



Mascouche  
19 minutes



Montreal-Est  
20 minutes



145 Industry Street, L'Assomption

## NEARBY INDUSTRIES

- 1 Entreprises Limoges Inc.
- 2 Hydro Mobile
- 3 SR2 Groupe énergies
- 4 Les entreprises généreux
- 5 Transport L'Épiphanie Inc
- 6 Vertdure | Lawn Care (Repentigny)
- 7 Chemi-Solv



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