

MONTONI

Available Space
Delivery Q2 2027

Condos Industriels Châteauguay

140 rue Bélanger,
Châteauguay





Key Project Features

Condos Industriels Châteauguay incorporate a range of optimized features designed to support and enhance business operational performance.

 <p>Available Space : Starting at 5,753 sq. ft.</p>	 <p>Clear height (warehouse): Up to 28'</p>	 <p>Loading dock doors: Units 1 to 12</p>
 <p>Pneumatic dock levelers: 35,000 lbs capacity</p>	 <p>Fire protection: ESFR sprinkler system</p>	 <p>Column spacing: 40'-0" x 30'-0"</p>
 <p>Drive-in garage doors: Units 13 and 14</p>	 <p>Building electrical capacity: 1,200 A</p>	 <p>Construction start: Q2 2026</p>

Industrial projects combining profitability and sustainability

The development of our own certification is no coincidence: it reflects our commitment to the planet and the well-being of its inhabitants through the construction of increasingly intelligent buildings.

Distinction by MONTONI makes it possible to deliver a wide range of sustainable projects while optimizing the well-being of their occupants.



15%

of energy savings

30%

reduced potable water consumption

Improved Productivity

thanks to increased natural light and views to the outdoors

Green Spaces

available to staff

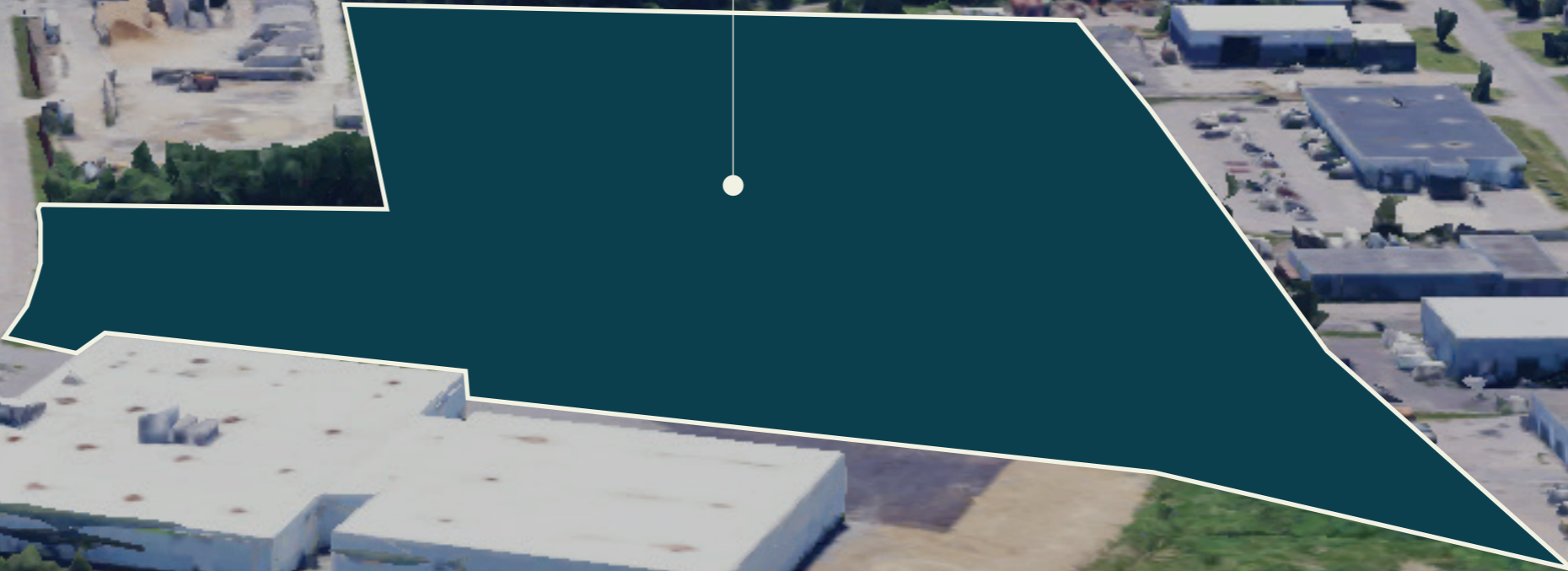
Site View



30

30

Project





Sustained Population Growth

Industrial Hub

Strategic location on the South Shore, ideal for distribution and logistics.

Workforce

Labor pool drawn from Châteauguay, Mercier, and Montreal.

Exceptional Accessibility

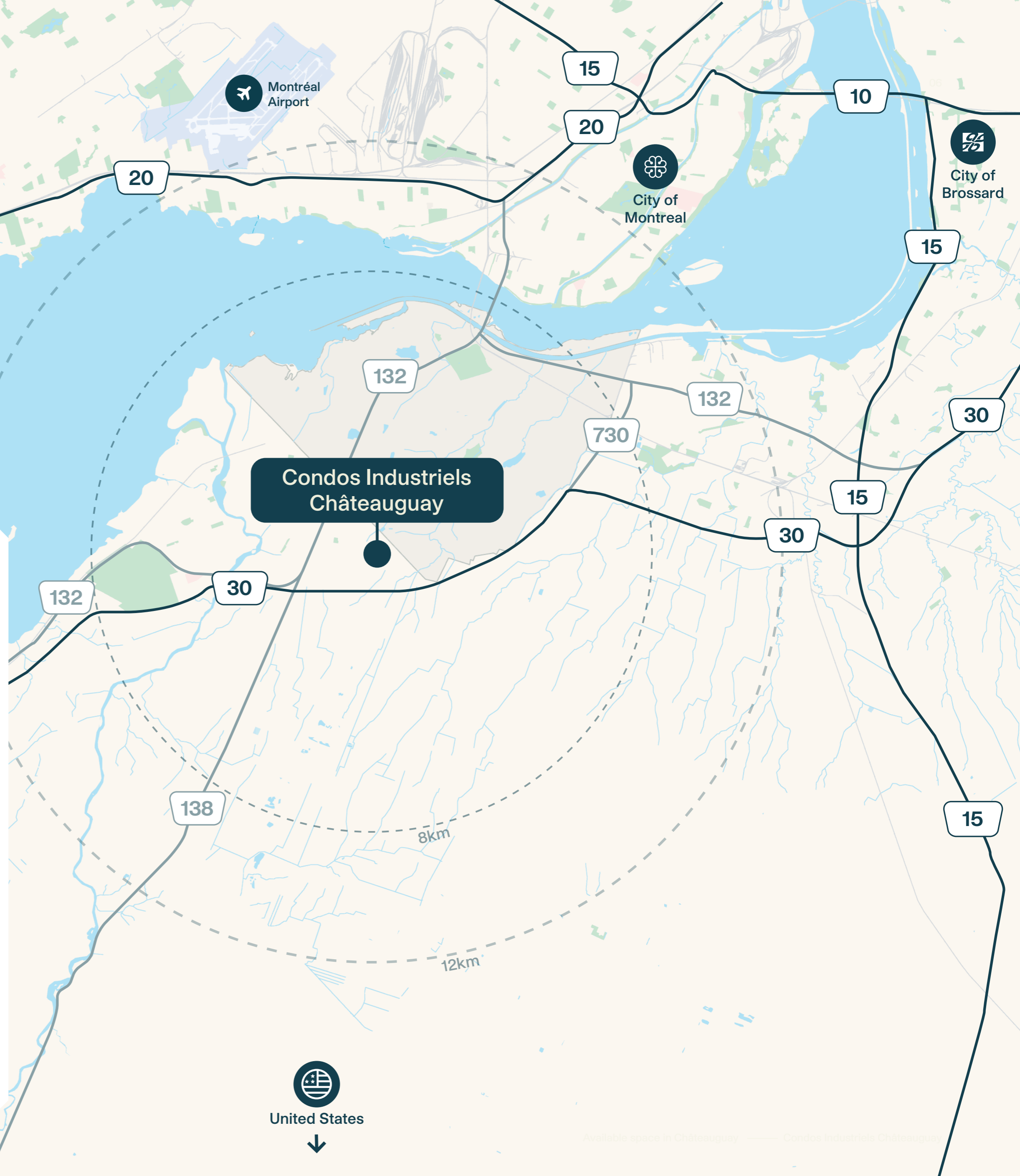
Quick access to Highway A-30 and proximity to the U.S. border.

Full range of services nearby

Retail, dining, and growing residential areas

The strategic location for your operations in Châteauguay

Highway 30	3 km
Highway 132	4 km
Montréal-Trudeau Airport	21 km
Downtown Châteauguay	4 km
City of Montreal	22 km
U.S. border	55 km



Available space in Châteauguay — Condos Industriels Châteauguay

Building Plan

Starting at
5,753 sq. ft.



Building Plan

Starting at
5,753 sq. ft.



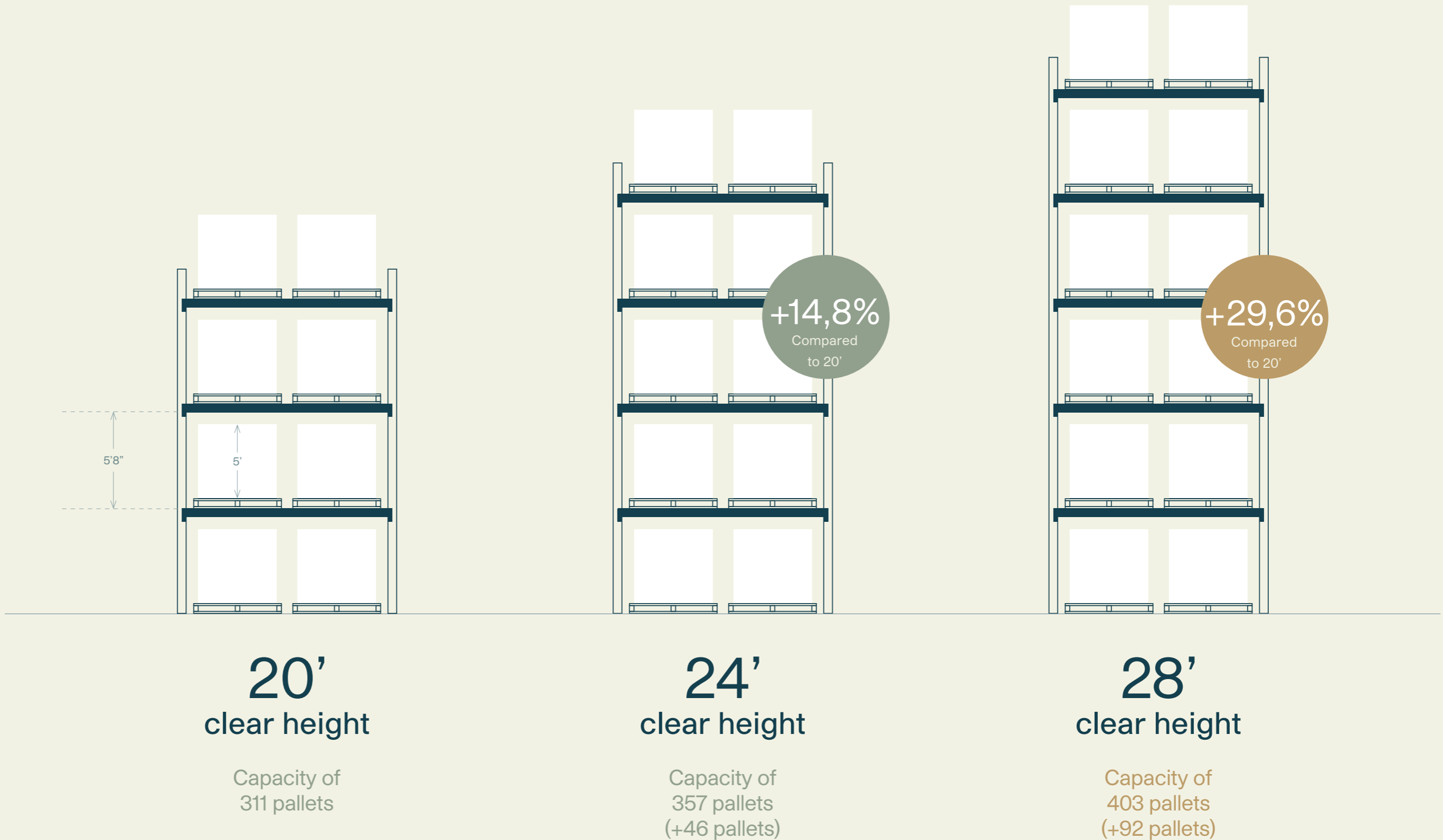
Project Photos



Optimized Height Maximized Space

Comparison of Racking Layout Options

Capacities are calculated based on the available clear heights and a 5'-8" aisle width for 5' high pallets. This calculation is based on a 5,000 sq. ft. area.



Contact Us



Alexandre Bouchard

Leasing Manager
abouchard@groupemontoni.com
438.686.3060



Michael Massotti

Business Development Specialist
mmassotti@groupemontoni.com
450.541.0562