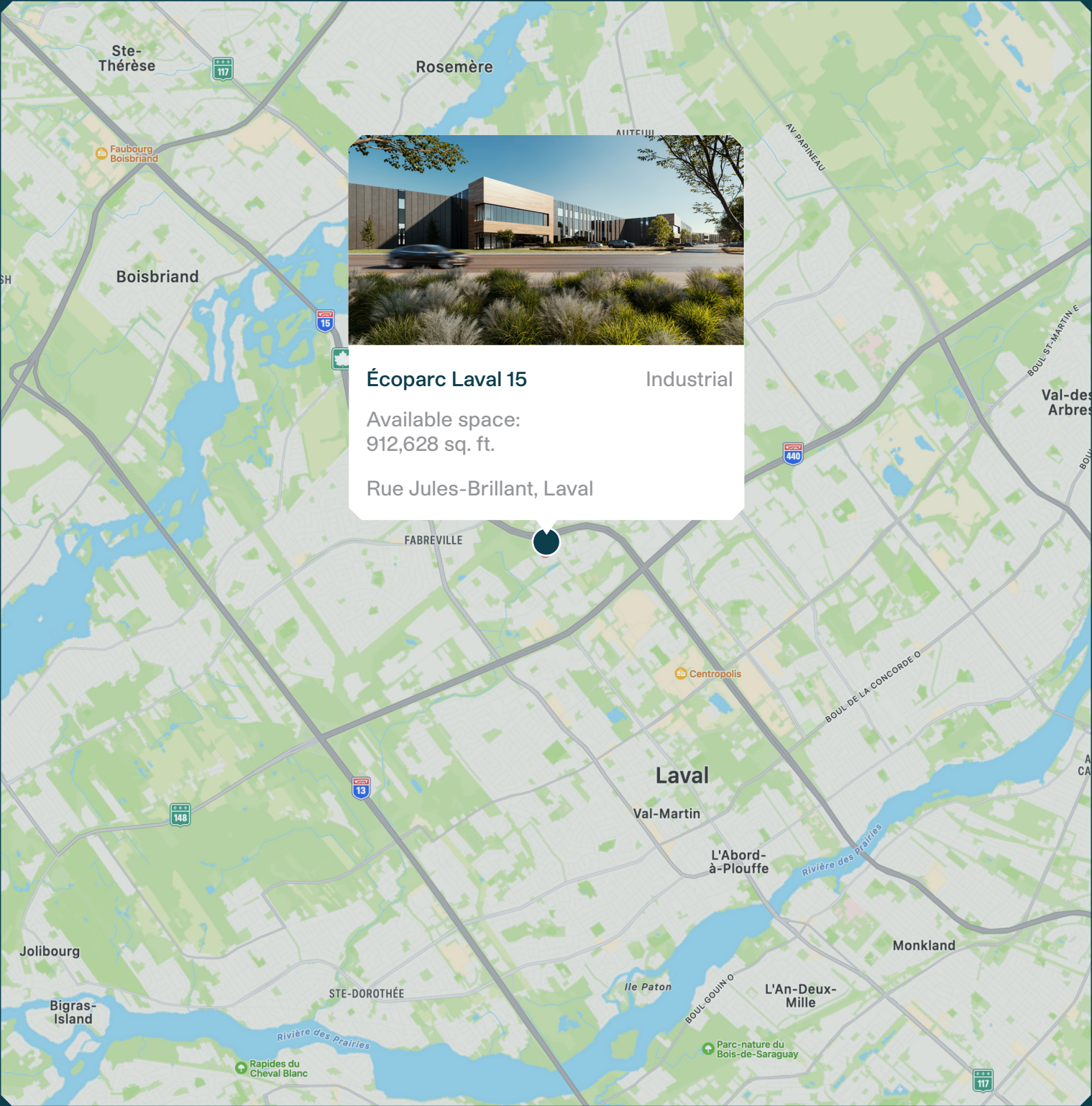


Écoparc Laval 15



MONTONI

Building on our word
for tomorrow



Neighborhood Map



AVAILABLE SPACE

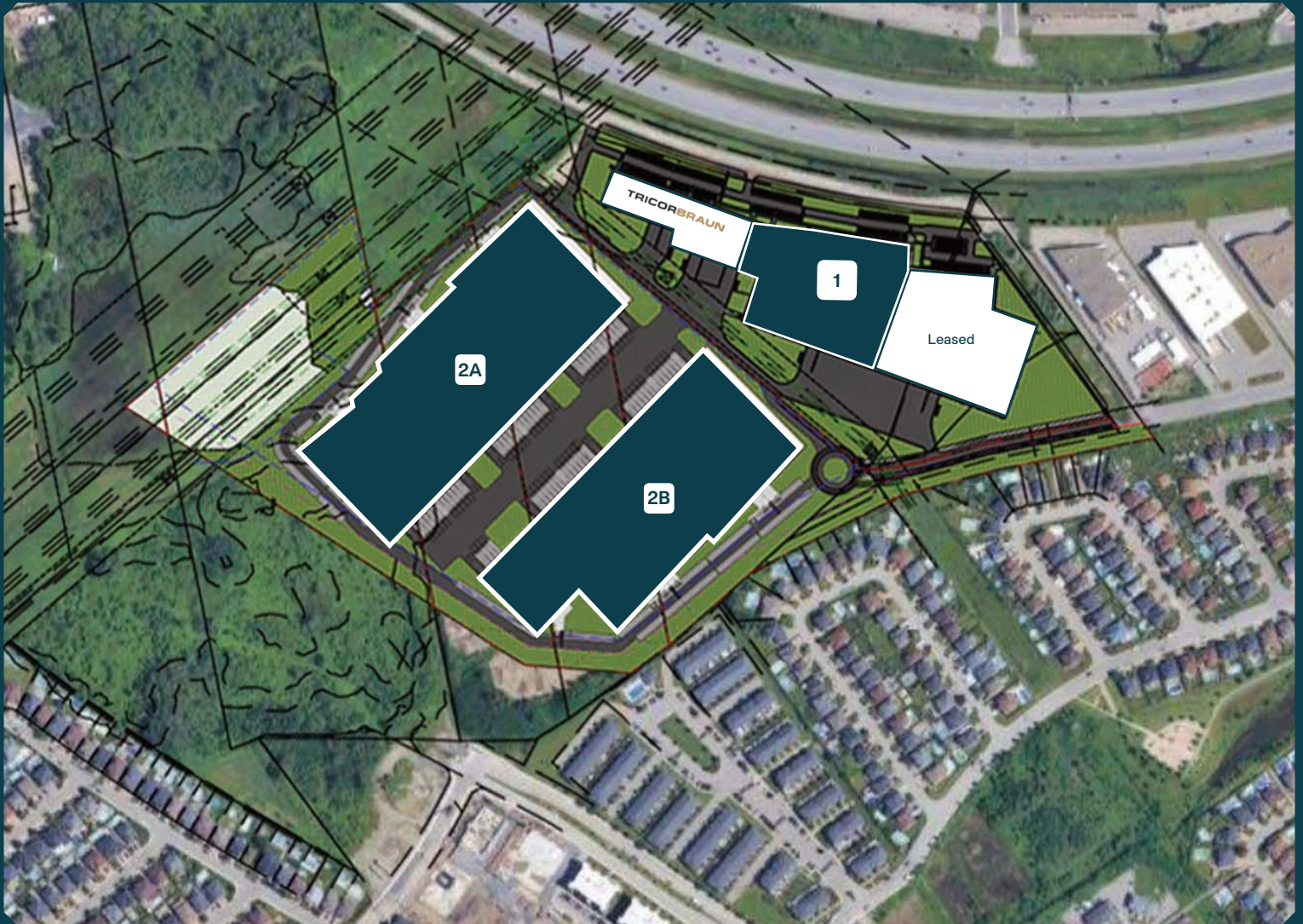
Starting from 14,000 sq. ft.

- 1 Building 1 94,023 sq. ft.
- 2 Building 2A 300,161 sq. ft.
- 3 Building 2B 266,095 sq. ft.
- 3 Building 3 206,816 sq. ft.
- 4 Building 4 45,533 sq. ft.

ACCESS

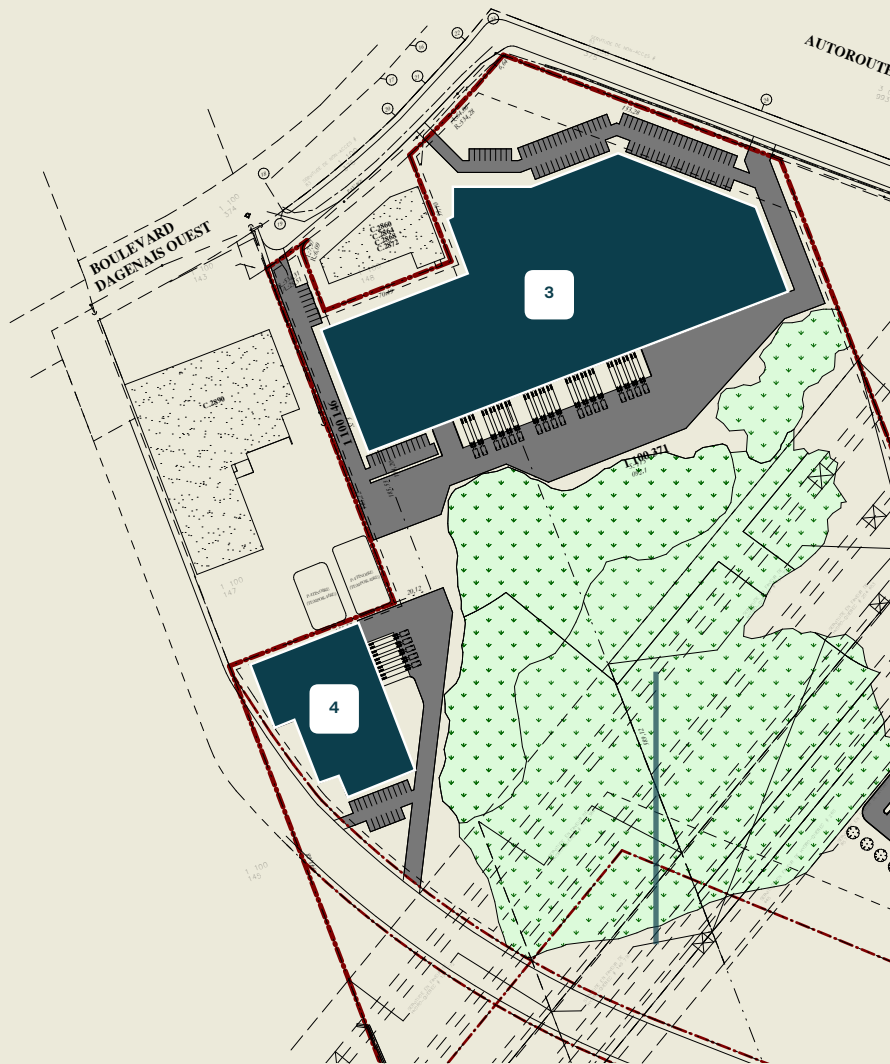
Rue Jules-Brillant, Laval
Easy access to highways 15, 440

Site Plan - Phase I & II



- 1** Building 1 94,023 sq. ft.
- 2A** Building 2A 300,161 sq. ft.
- 2B** Building 2B 266,095 sq. ft.

Site Plan - Phase III



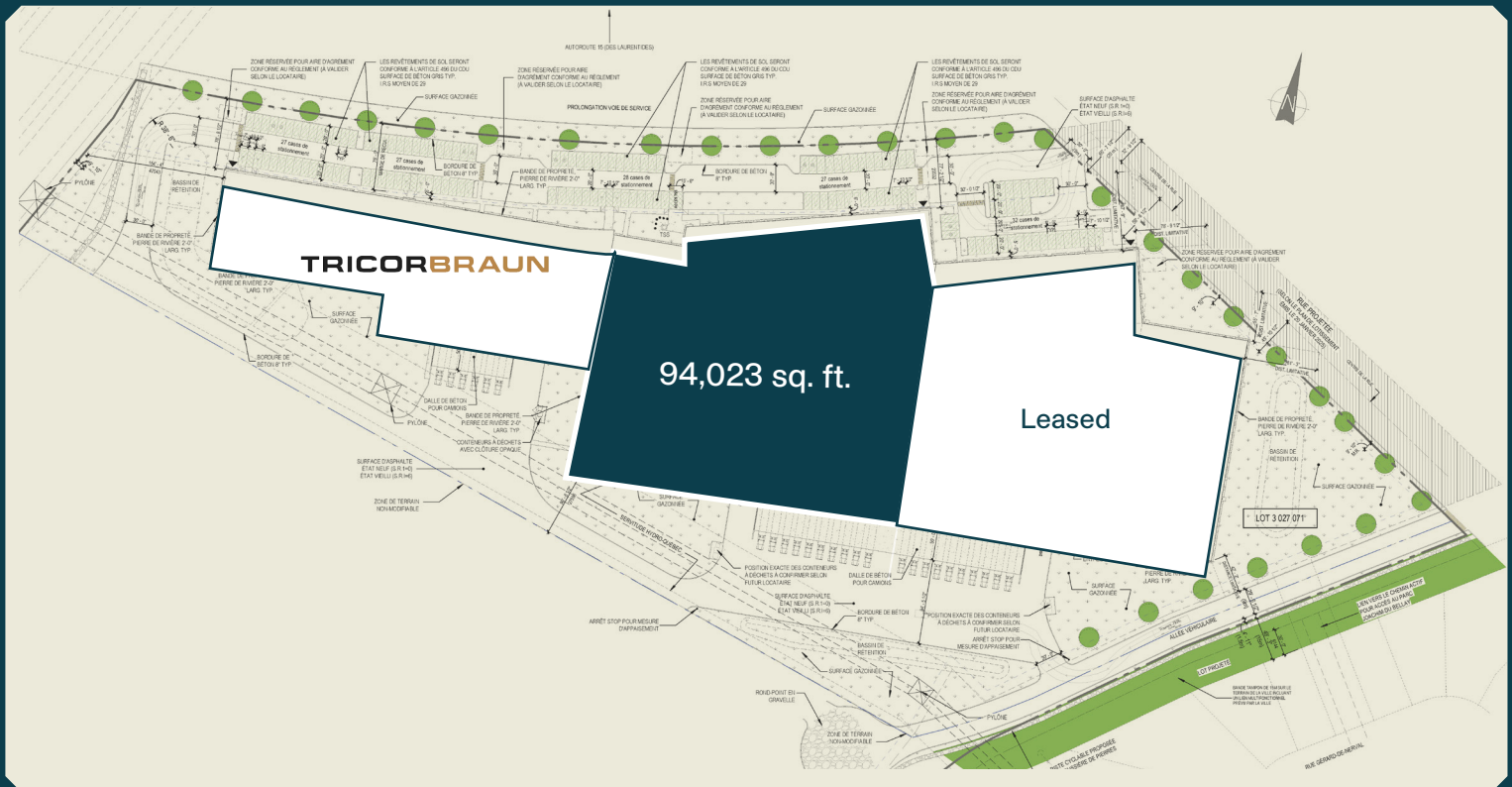
3 Building 3 206,816 sq. ft.

4 Building 4 45,533 sq. ft.

Phase I Building 1

Building 1 Site Plan

1 Building 1 94,023 sq. ft.



Summary - Building 1



Projected Certifications

Relevant Information



LEED Silver
(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.



Zero-Carbon Building Certification™ (ZCB)
A made-in-Canada solution. Aimed at decarbonizing all buildings in Canada, Zero-Carbon Building (ZCB) standards apply to all industrial, commercial and residential buildings in the country.

- Under Construction
- Available - Q2 2026
- Zoning - IA-87
- Up to five (5) potential units
- Available space:
Total available area - 94,023 sq. ft.
- Parking:
Total of two hundred eighty-seven (287) spaces
- 8" thick structural slab on grade in warehouse
- Drive-in garage doors:
Total of five (5) doors
Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:
Total of thirty (30) doors
Dimensions: 9'-0" x 11' -3"
- Hydraulic vertical platform levelers:
Capacity - 40,000 lbs
- Warehouse clear height - 36'-0" & 32'-0"
- Fire protection - ESFR
- Building electrical entrance:
2,500 A, 347/600V
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass
- Bay sizes - 40'-0" x 35'-0"

Phase II

Building 2 (A&B)

Building 2 (A&B) Site Plan

2A	Building 2A	300,161 sq. ft.
2B	Building 2B	266,095 sq. ft.



Summary - Building 2



Projected Certifications

Relevant Information



LEED Silver
(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.



Net Zero-Carbon Building Certification™ (ZCB)
A made-in-Canada solution. Aimed at decarbonizing all buildings in Canada, Zero-Carbon Building (ZCB) standards apply to all industrial, commercial and residential buildings in the country.

- Under Construction
- Available - Q2 2027
- Available space:
 - Total available area - 566,256 sq. ft.
 - Building 2A - 300,161 sq. ft.
 - Building 2B - 266,095 sq. ft.
 - Starting from 32,000 sq. ft.
- 8" thick structural slab on grade in warehouse
- Warehouse clear height - 40'-0"
- Drive-in garage doors:
 - Building A - Total of six (6) doors
 - Building B - Total of five (5) doors
 - Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:
 - Building A - Total of thirty (30) doors
 - Building B - Total of twenty-seven (27) doors
 - Dimensions: 9'-0" x 11'-3"
- Hydraulic vertical platform levelers:
 - Capacity - 40,000 lbs
- Fire protection - ESFR
- Parking - Total of three hundred forty-seven (347) spaces
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass
- Bay sizes - 36'-0" x 40'-0"

Phase III

Building 3

Summary - Building 3



Projected Certifications

Relevant Information



LEED Silver
(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.



Net Zero-Carbon Building Certification™ (ZCB)
A made-in-Canada solution. Aimed at decarbonizing all buildings in Canada, Zero-Carbon Building (ZCB) standards apply to all industrial, commercial and residential buildings in the country.

- Available space:
Total available space - 206,816 sq. ft.
- Drive-in garage doors:
Total of four (4) doors
Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:
Total of eighteen (18) doors
Dimensions: 9'-0" x 11'-3"
- Hydraulic vertical platform levelers:
Capacity - 40,000 lbs
- Fire protection - ESFR
- Building electrical entrance - 1,500 A
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass

Phase III

Building 4

Summary - Building 4



Projected Certifications



LEED Silver
(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.



Net Zero-Carbon Building Certification™ (ZCB)
A made-in-Canada solution. Aimed at decarbonizing all buildings in Canada, Zero-Carbon Building (ZCB) standards apply to all industrial, commercial and residential buildings in the country.

Relevant Information

- Available space:
Total available area - 45,533 sq. ft.
- Drive-in garage doors:
Total of one (1) door
Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:
Total of five (5) doors
Dimensions: 9'-0" x 11'-3"
- Hydraulic vertical platform levelers:
Capacity - 40,000 lbs
- Fire protection - ESFR
- Building electrical entrance - 600 A
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass

MONTONI

For any questions related to this
presentation, please contact:
abouchard@groupeмонтони.com