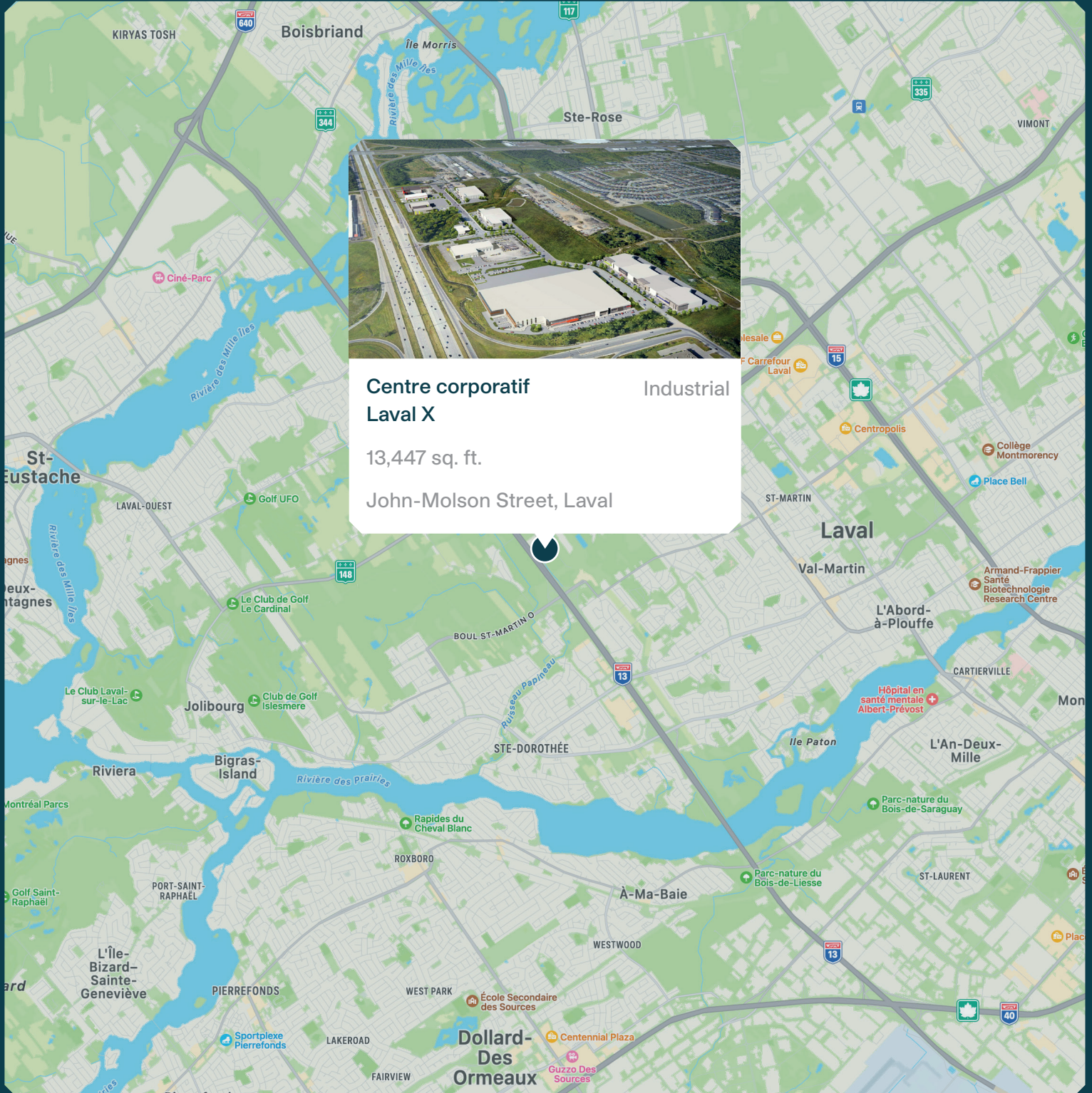


# Centre Corporatif Laval X



**MONTONI**

Building on our word  
for tomorrow

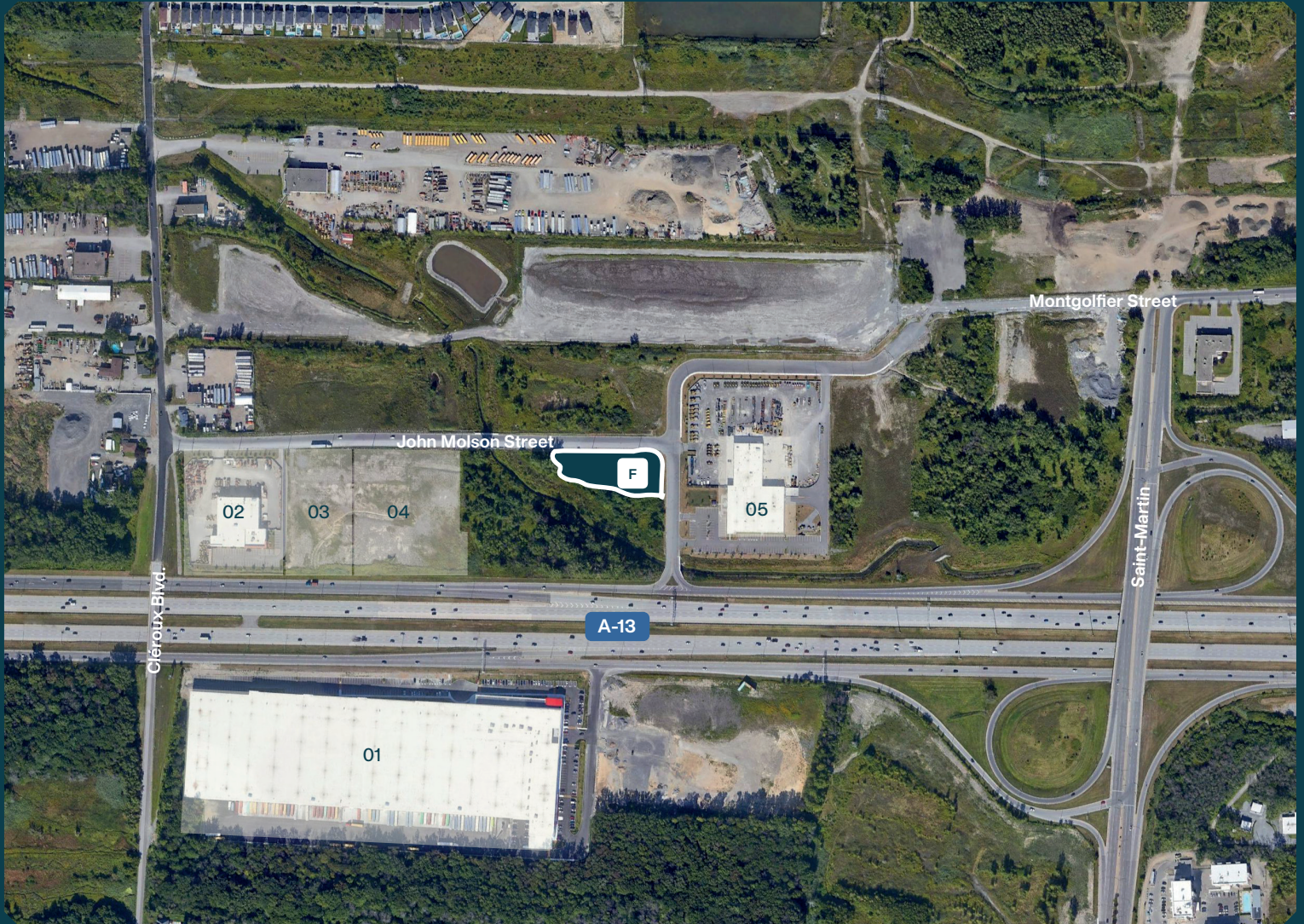


**Centre corporatif  
Laval X**      Industrial

13,447 sq. ft.

John-Molson Street, Laval

# Neighborhood Map



**LAND**

Land F – 41,442 sq. ft.

**BUILDING**

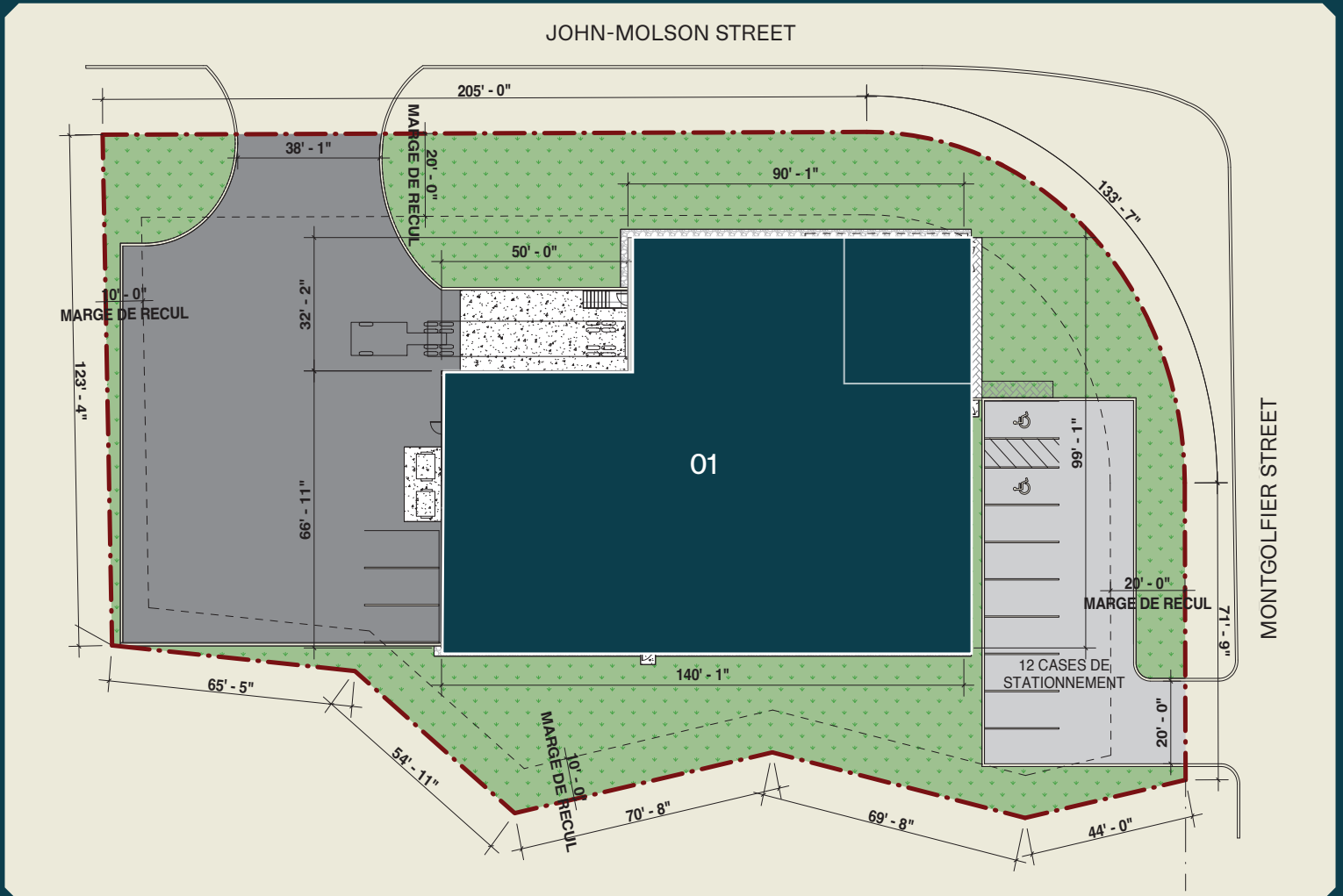
Building F - Available space  
– 13,447 sq. ft.

**ACCESS**

John-Molson Street, Laval  
Parking spaces available  
Easy access to highways 13, 440  
Bus routes 46, 56  
Close proximity to Montréal-Pierre Elliott  
Trudeau International Airport

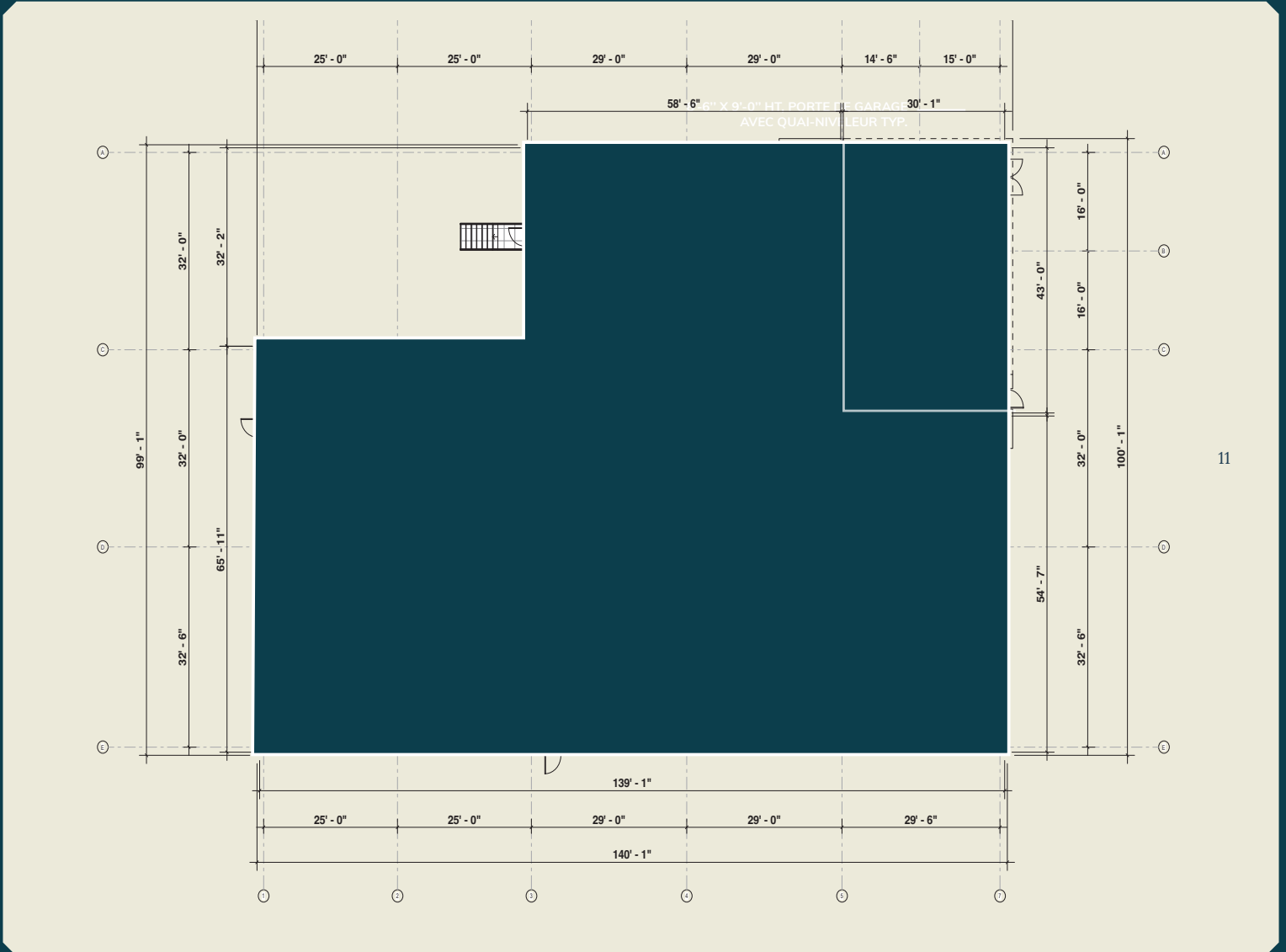
01 Structube    02 Wajax    03 Trane    04 Webster et fils    05 Équipement SMS

# Building F Site plan

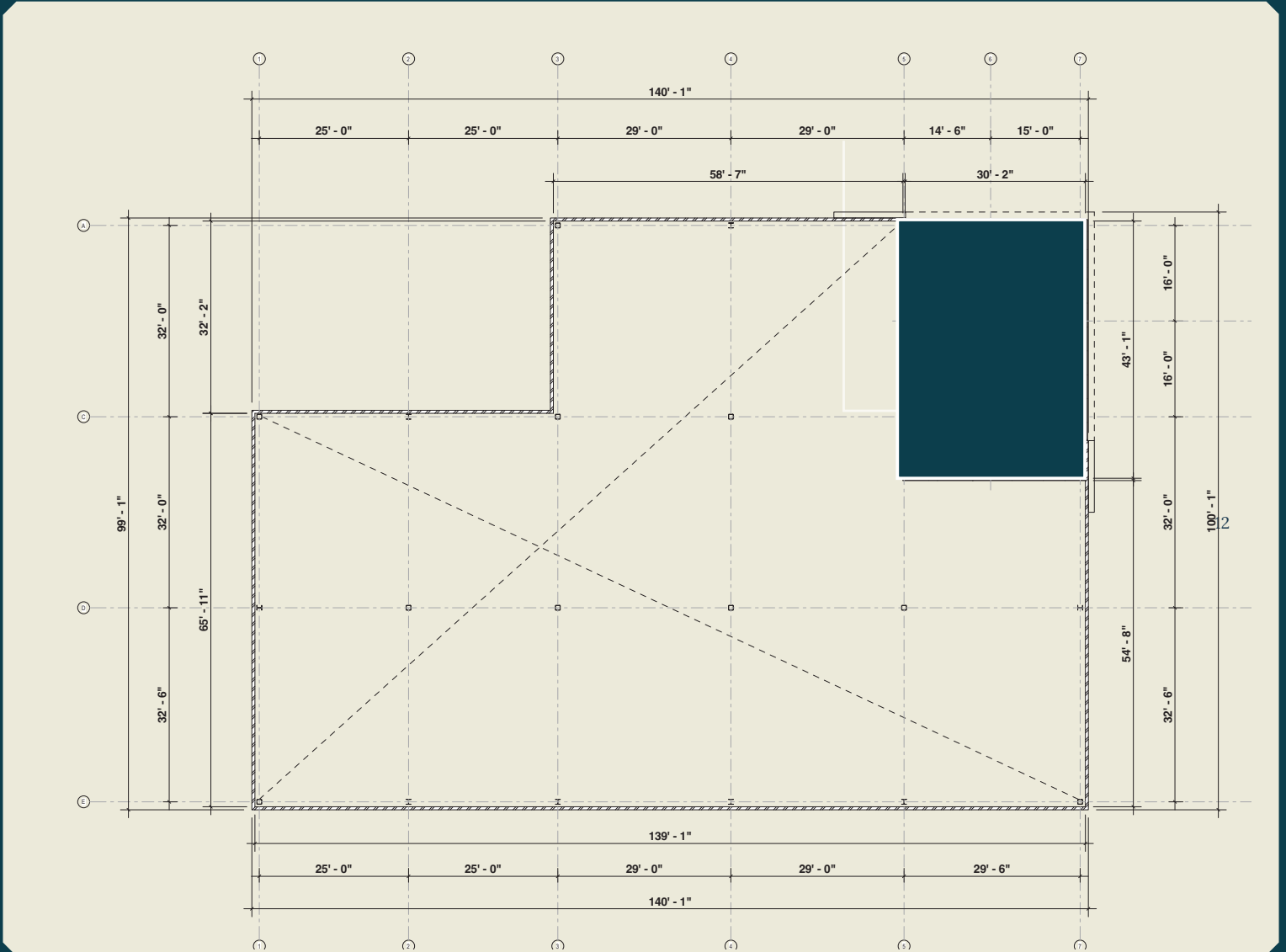


01 13,477 sq. ft.

# Building F Ground floor plan



# Building F Mezzanine plan



# Summary





## Certifications aimed



### DISTINCTION by MONTONI

Distinction by MONTONI makes it possible to carry out a greater number of sustainable projects, while optimizing the well-being of their occupants.

## Relevant Information

- Zoning : IB – exterior storage available
- Potential number of locals : One (1)
- Total building area : 13,477 sq.ft.
- Parking : Total of 12 spaces, including 2 ×  and 1 × 
- 6" thick structural slab on grade in warehouse
- Drive-in garage doors :  
One (1) door – Dim : 14'-0" x 14'-0"
- Loading dock doors :  
Two (2) doors – Dim : 9'-0" x 10'-0"
- Galvanised pneumatic dock levelers - Capacity of 40,000 lbs
- Clear height – Warehouse : 24 ft.
- Fire protection – Ordinary system
- Heated/ventilated warehouse = Gas-fired unit heaters
- Building electrical entrance – 400A, 347/600V
- Warehouse lighting – LED fixtures yielding 350 lux, without protective glass

# MONTONI

For any questions related to this  
presentation, please contact:  
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