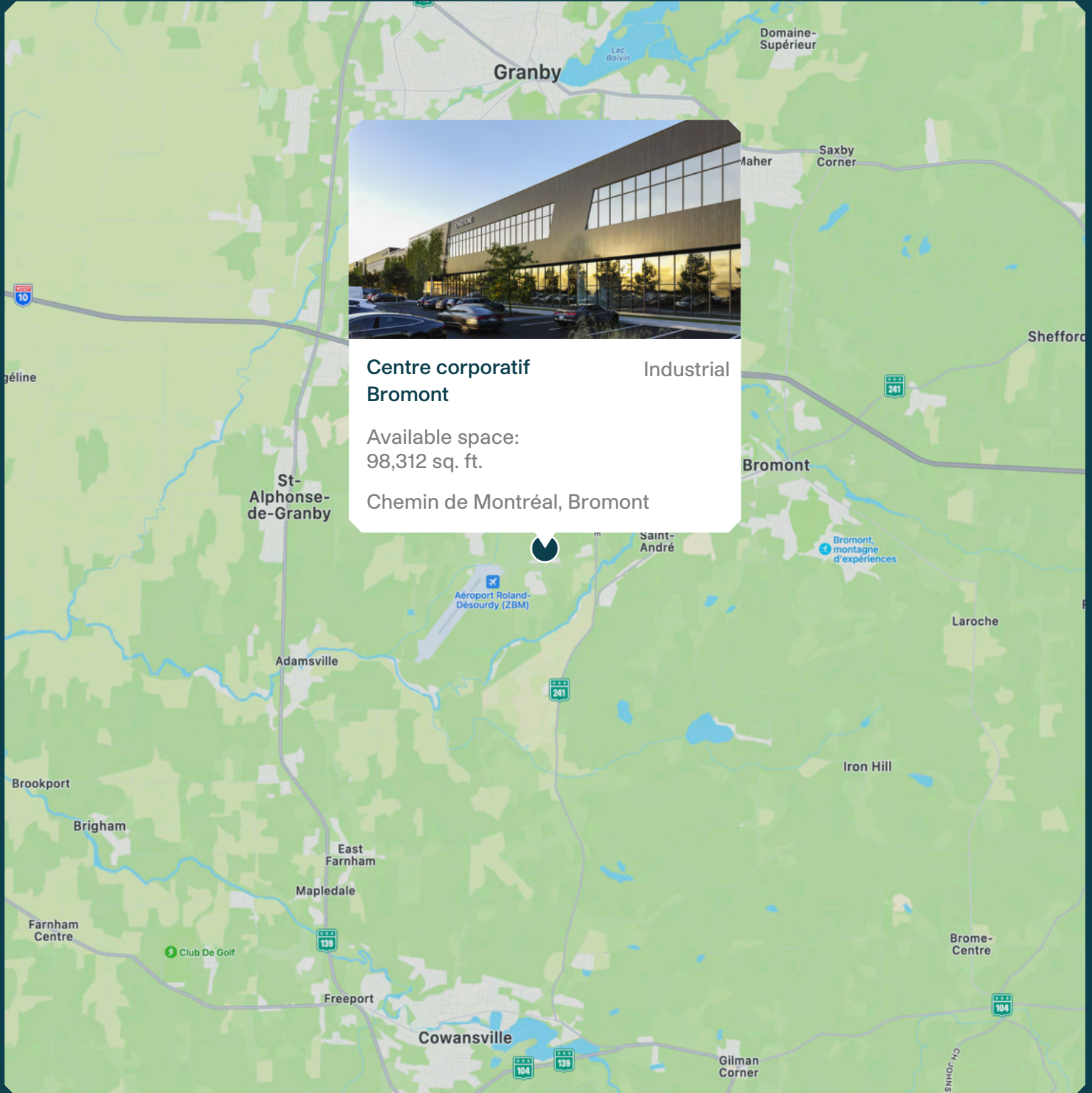
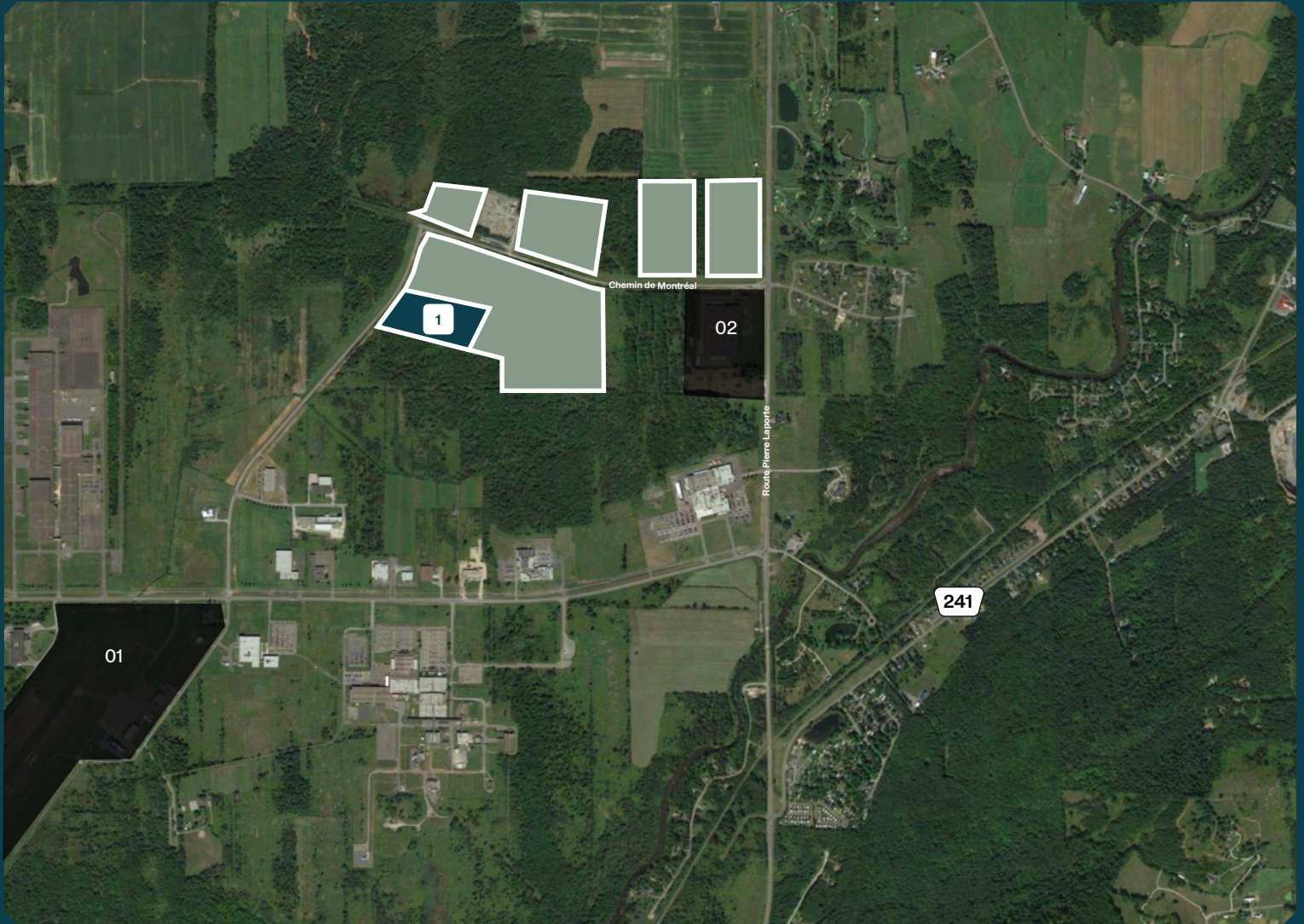


Centre corporatif Bromont





Neighbourhood Map



LAND

Total area - 10,000,000 sq. ft.

01 - Airport Roland-Désourdy

02 - ABB

BUILDING

1 Phase 1
Available space - 98,312 sq. ft.

ACCESS

Chemin de Montréal, Bromont
Easy access to highways 10, 241

Site Plan - Phase 1

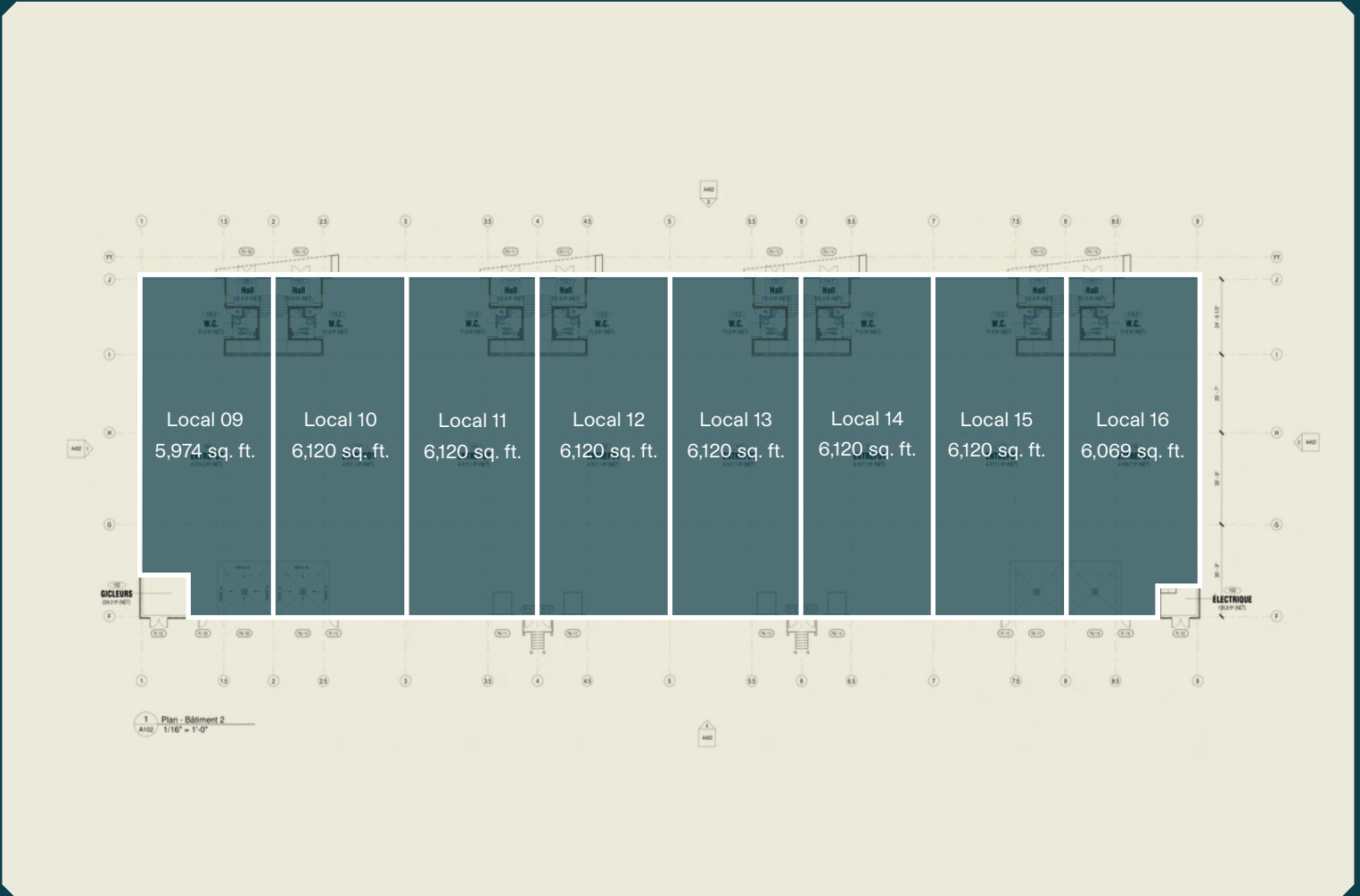


Site Plan - Phase 1 Building 1



Site Plan - Phase 1

Building 2



Summary



Projected Certifications



LEED

(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.

Relevant Information

- Start of construction - Q2 2025
- Available - Q1 2026
- Total land area - 10,000,000 sq. ft.
- Phase 1 land area - 243,599 sq. ft.
- Up to sixteen (16) potential units
- Parking:
Total of one hundred twelve (112) spaces
- Available space:
Building 1 - 49,156 sq. ft.
Building 2 - 49,156 sq. ft.
Total available area - 98,312 sq. ft.
Starting from 5,974 sq. ft.
- Drive-in garage doors - Building 1:
Total of four (4) doors
Local 03 - one (1) door
Local 04 - one (1) door
Local 05 - one (1) door
Local 06 - one (1) door
Dimensions: 14'-0" x 14'-0"
- Drive-in garage doors - Building 2:
Total of four (4) doors
Local 09 - one (1) door
Local 10 - one (1) door
Local 15 - one (1) door
Local 16 - one (1) door
Dimensions: 14'-0" x 14'-0"
- Loading dock doors - Building 1:
Total of four (4) doors
Local 01 - one (1) door
Local 02 - one (1) door
Local 07 - one (1) door
Local 08 - one (1) door
Dimensions: 8'-6" x 9'-0"
- Loading dock doors - Building 2:
Total of four (4) doors
Local 11 - one (1) door
Local 12 - one (1) door
Local 13 - one (1) door
Local 14 - one (1) door
Dimensions: 8'-6" x 9'-0"
- Hydraulic vertical platform levelers:
Capacity - 40,000 lbs.
- Warehouse clear height - 24'-0"
- Fire protection - ESFR sprinkler system
- Warehouse lighting - LED producing 300 lux

MONTONI

For any questions related to this
presentation, please contact:
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