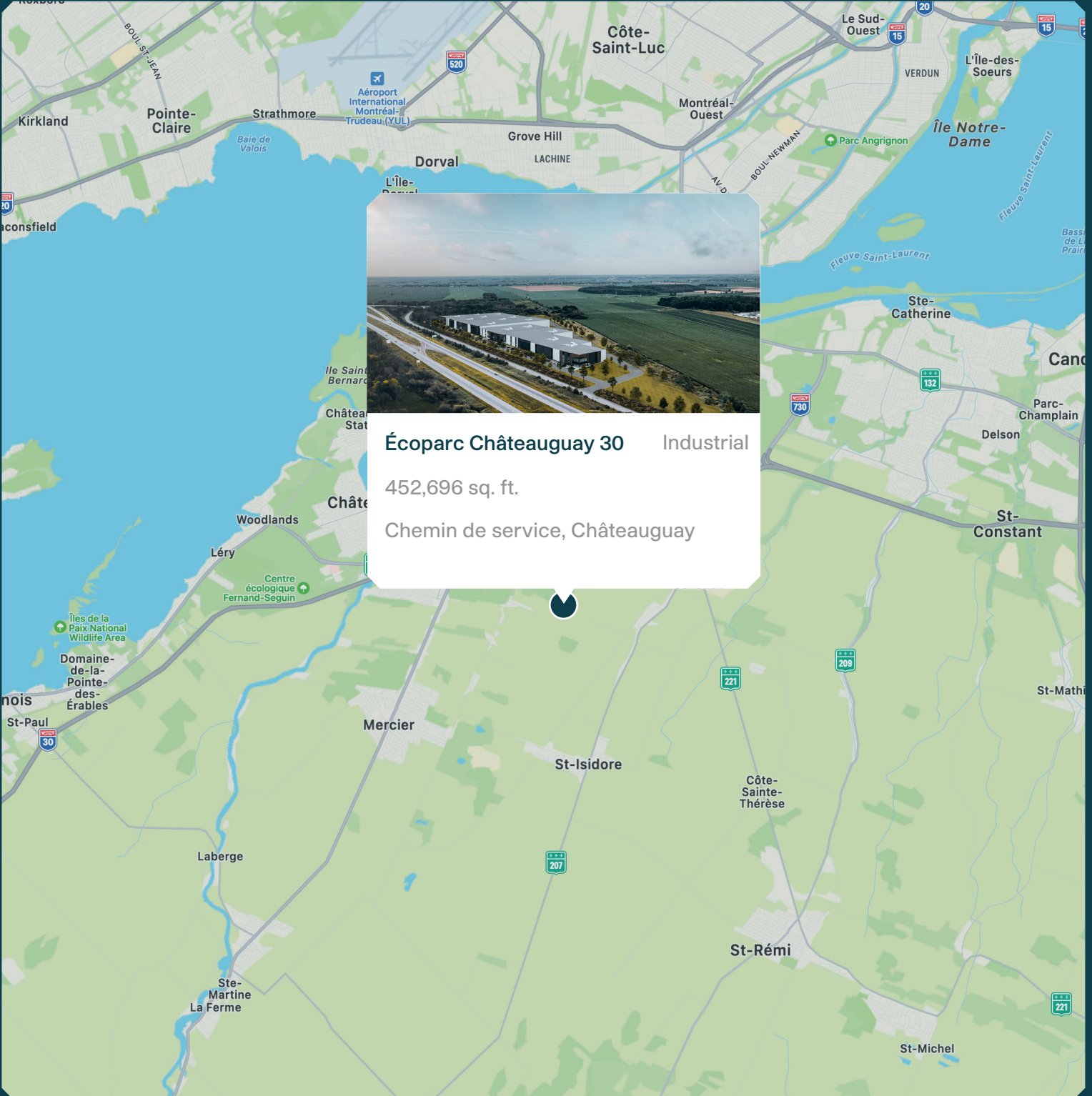


Écoparc Châteauguay 30



MONTONI

Building on our word
for tomorrow



Écoparc Châteauauguy 30 Industrial
452,696 sq. ft.
Chemin de service, Châteauauguy

Neighborhood Map



LAND

Total area : 954,622 sq. ft.

BUILDING

Available space : 452,696 sq. ft.

Unit 1 - 149,590 sq. ft.

Unit 2 - 137,814 sq. ft.

Unit 3 - 55,180 sq. ft.

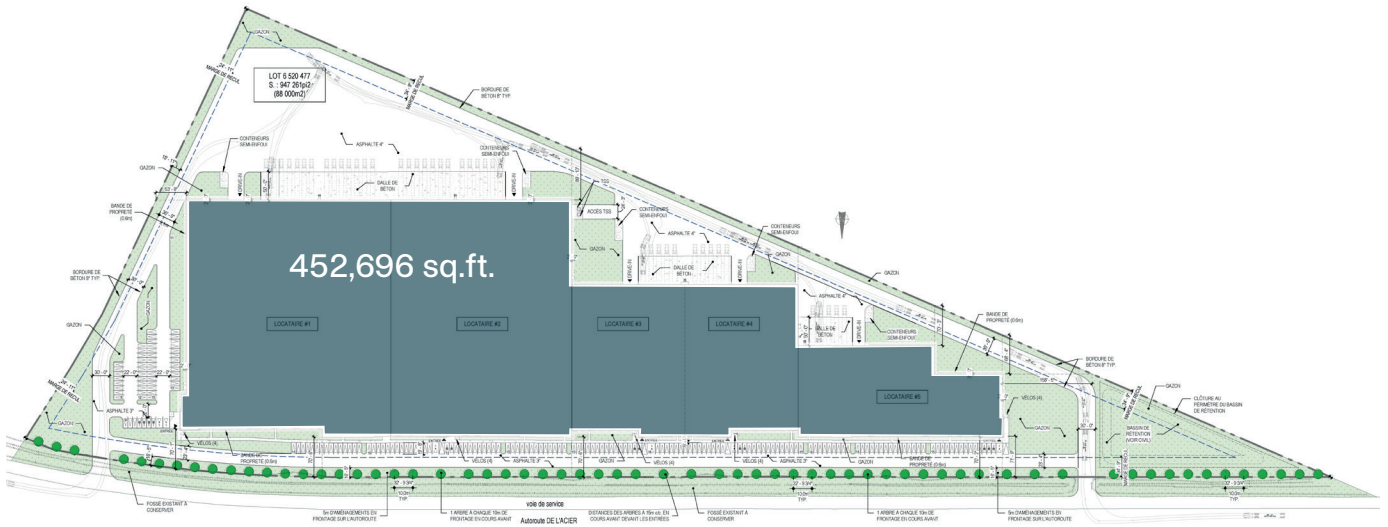
Unit 4 - 55,427 sq. ft.

Unit 5 - 54,685 sq. ft.

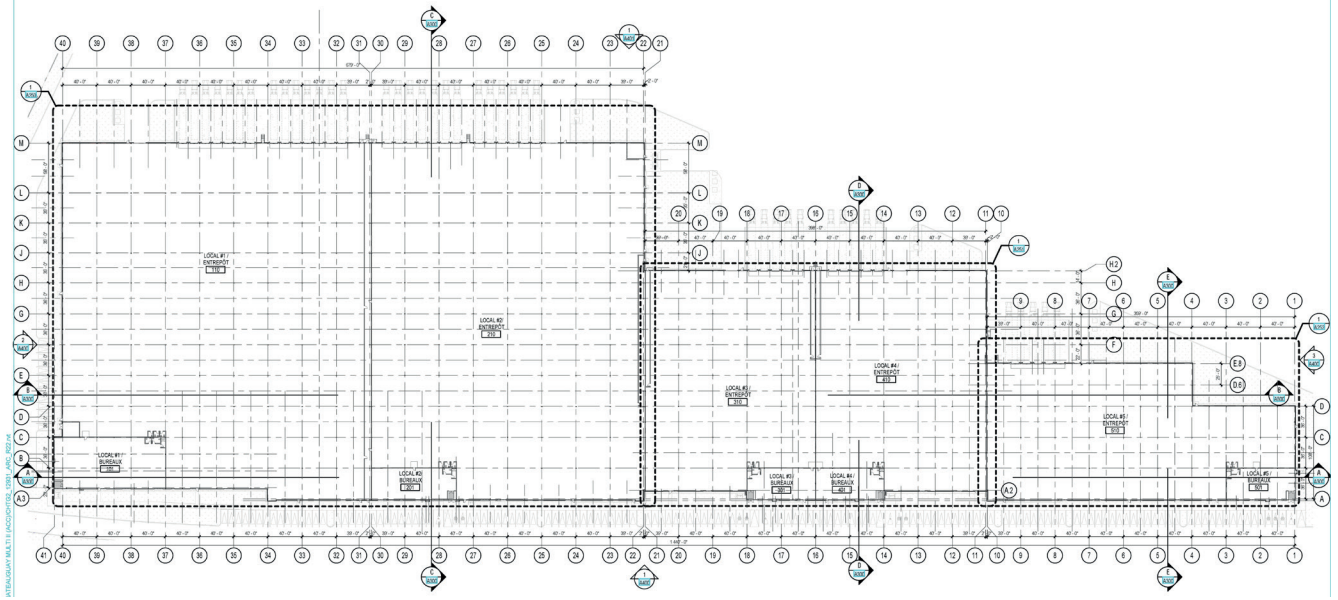
ACCESS

Chemin de service, Châteauguay
Easy access to highway 30

Site plan



Ground floor plan



Perspectives



Summary



Certifications aimed

Relevant Information



LEED Gold

(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 Certification

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.

- Construction start date : April, 1st 2023
- Zoning : I-424
- Potential number of units : Four (4)
- Land : 954,622 sq. ft.
- Available space : 452,696 sq. ft.
- Unit 1 - 149,590 sq. ft.
- Unit 2 - 137,814 sq. ft.
- Unit 3 - 55,180 sq. ft.
- Unit 4 - 55,427 sq. ft.
- Unit 5 - 54,685 sq. ft.
- Parking : Total of 215 spaces
- 8" thick structural slab on grade in warehouse
- Drive-in garage doors :
Total of four (5) doors – One (1) per unit –
Dim : 14'-0" x 14'-0"

- Loading dock doors :
Total of (42) doors –
(14) doors for unit 1
(13) doors for unit 2
(5) doors for unit 3
(5) doors for unit 4
(5) doors for unit 5
Dim : 9' x 11' 3"
- Galvanised hydraulic dock levelers - Capacity of 40,000 lbs
- Clear height – Warehouse : 40 ft.
- Fire protection – ESFR
- Heated/ventilated warehouse = Gas unit heaters
- Building electrical entrance – 2,500A
- Warehouse lighting – LED fixtures yielding 350 lux, without protective glass
- Bay sizes - 40' x 36'

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For any questions related to this
presentation, please contact:
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