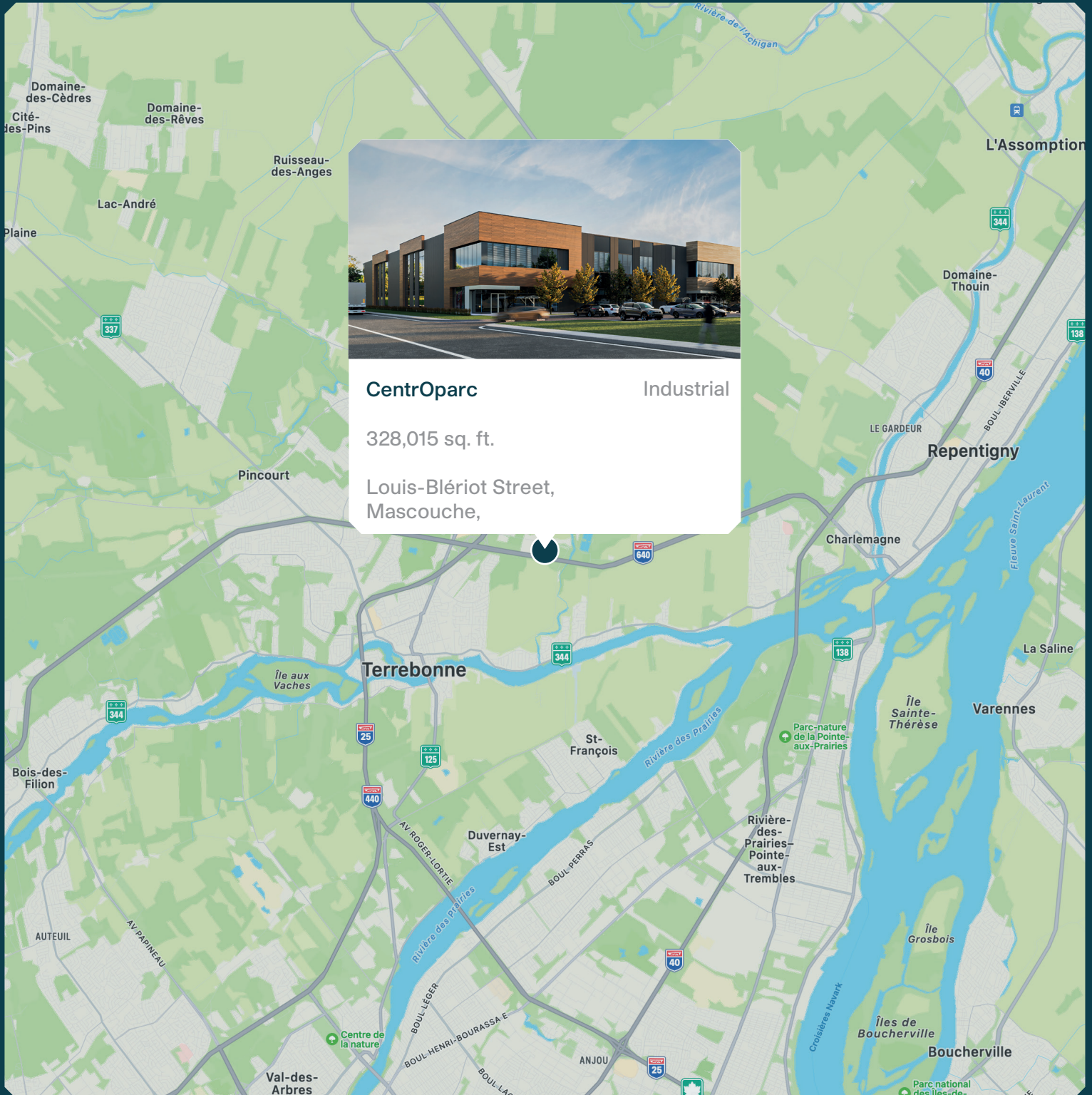


CentrOparc



MONTONI

Building on our word
for tomorrow

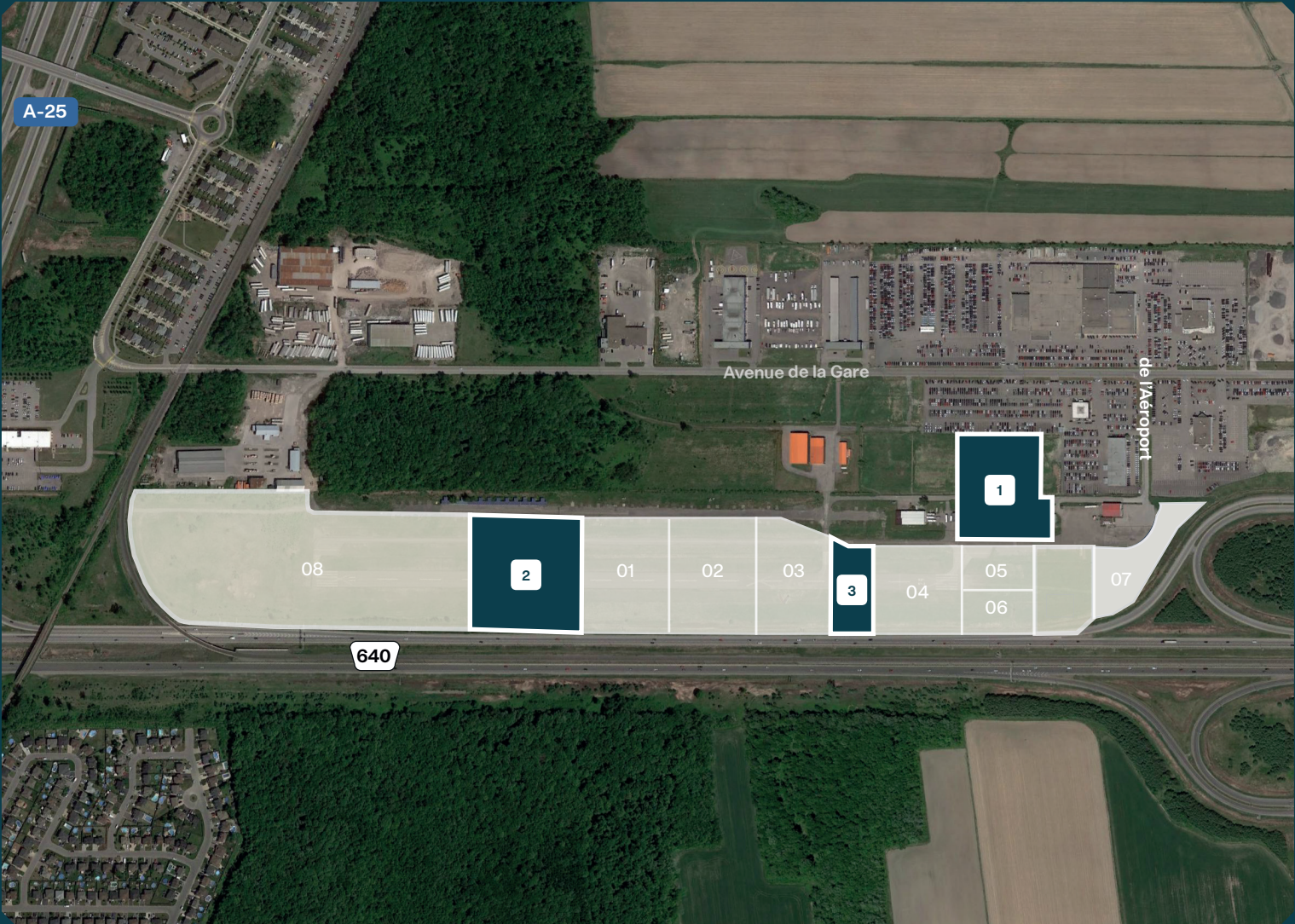


CentrOparc Industrial

328,015 sq. ft.

Louis-Blériot Street,
Mascouche,

Neighborhood Map



BUILDING

Available spaces : 328,015 sq. ft.

1	Building Multi 1	83,321 sq. ft.
2	Building Multi 2	209,798 sq. ft.
3	Industrial Building 3	34,896 sq. ft.

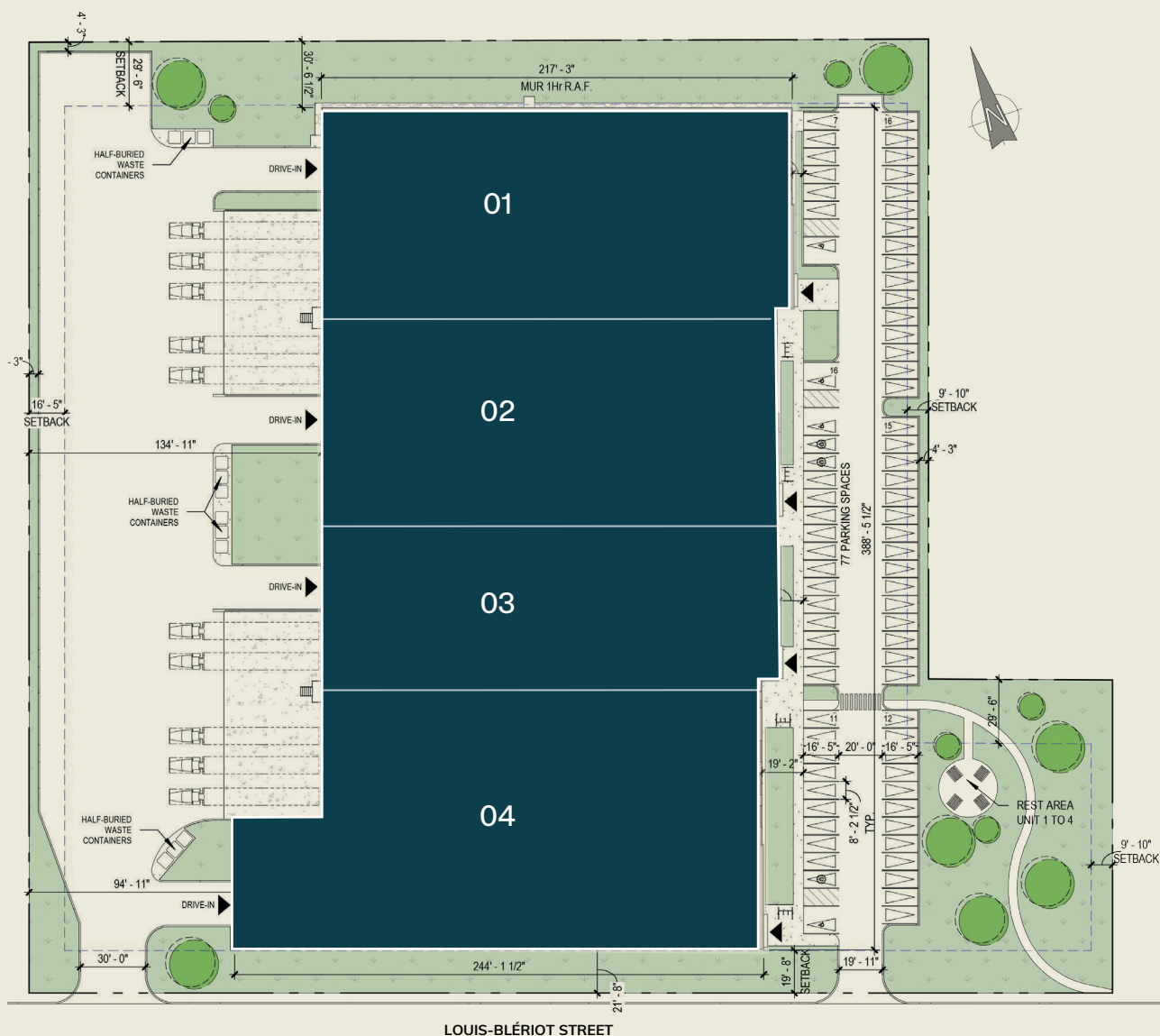
ACCESS

Parking spaces available
Easy access to highways 25, 640
Close to bus terminal and train station

01 Under contract 02 St-Hubert 02 Buanderie Blanchelle 04 EEGT 05 Ménagez-vous 06 Jacmar 07 Quilicot 08 Mondou

Building Multi 1

Building Multi 1 Site plan



1 Building Multi 1 83,321 sq. ft.

01 Unit 1 - 23,644 sq. ft. - Entrepôt 18,014 sq. ft.

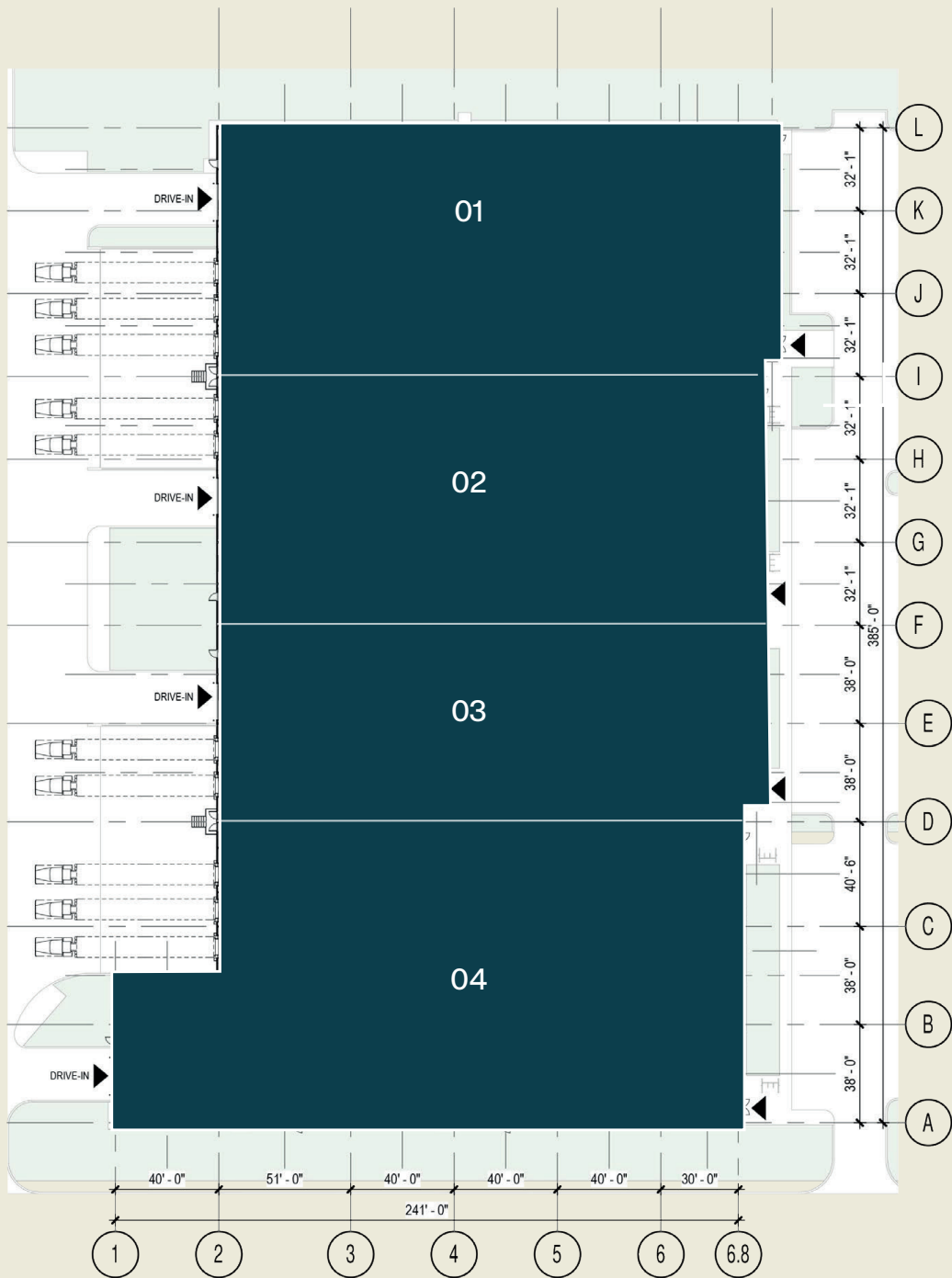
02 Unit 2 - 22,885 sq. ft. - Entrepôt 17,186 sq. ft.

03 Unit 3 - 18,460 sq. ft. - Entrepôt 13,033 sq. ft.

04 Unit 4 - 29,528 sq. ft. - Entrepôt 22,470 sq. ft.

Building Multi 1

Ground floor plan



Architectural floor plan of the 1st floor of the building. The plan shows a large rectangular area with a grid of columns and rows. The columns are labeled 1 through 6.8 at the bottom, and the rows are labeled A through L on the right. The plan includes dimensions for the overall footprint and individual grid cells. A large, dark blue shaded area is located on the right side of the plan, extending from grid line 6 to 6.8 and from grid line A to L. This area is labeled 'MECHANICAL ROOM' in the center. The plan also shows various rooms, corridors, and structural elements like walls and doors. The overall dimensions are 241'-0" by 385'-0".

Summary - Building Multi 1



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

- Construction start date: 2023
- Zoning: IA 519
- Potential number of units: Four (4)
- Building footprint: 83, 321 sq. ft.
- Total building area: 94, 517 sq. ft.
- Parking : Total of 77 spaces, including 4 x  and 3 x  and 12 bikes
- 8" thick structural slab on grade in warehouse
- Drive-in garage doors:
Total of four (4) doors – One (1) per unit –
Dim : 14'-0" x 14'-0"
- Loading dock doors:
Total of ten (10) doors – Three (3) doors per side units and two (2) for the middle units – Dim : 9'-0" x 10'0"
- Galvanised hydraulic dock levelers – Capacity: 40,000 lbs
- Clear height - Warehouse: 32 ft.
- Fire protection – ESFR
- Heated/ventilated warehouse – Gas unit heaters
- Building electrical entrance – 1600 A, 347/600V
- Electrical distribution per unit – 300A panel, metered
- Warehouse lighting – LED fixtures yielding 350 lux, without protective glass
- Column Spacing - 40' x 38'

Building Multi 2

[illegible]

Contact : Alexandre Bouchard abouchard@groupefontoni.com T 438 686-3060

Summary - Building Multi 2



Certifications aimed



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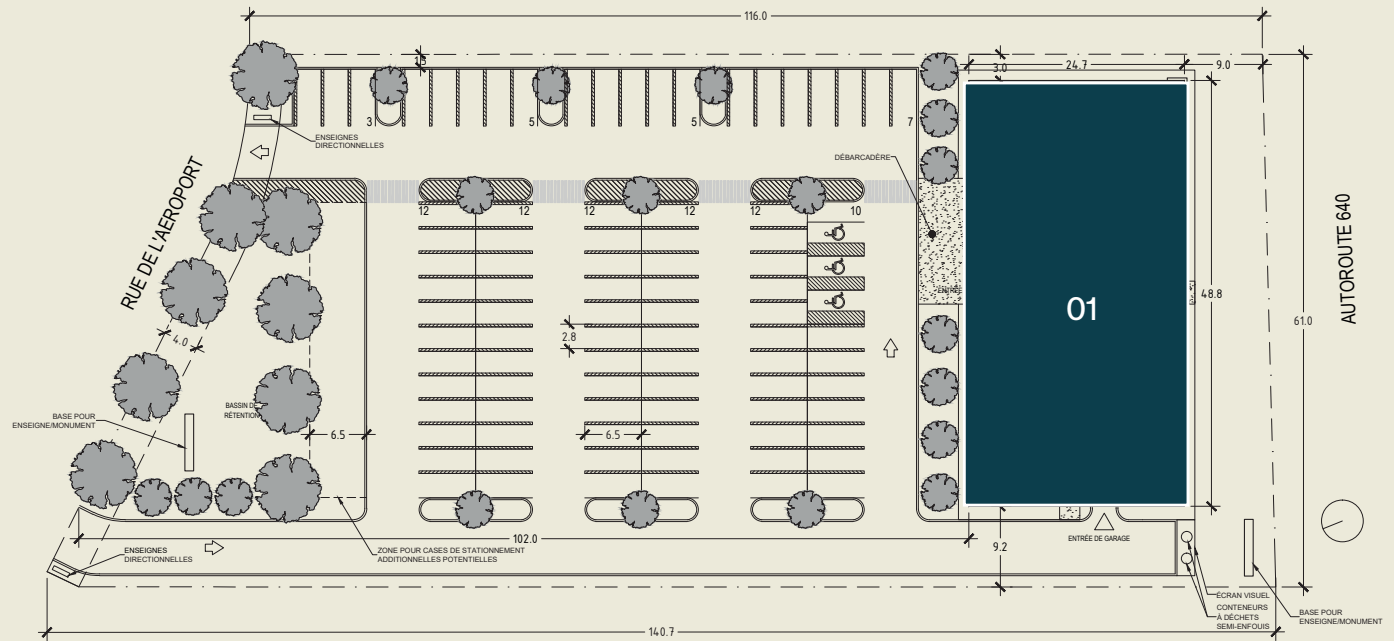
Relevant Information

- Construction start date: 2023
- Potential number of units: Two (2)
- Building footprint: 209,798 sq. ft.
- Drive-in garage doors:
Total of two (2) doors – One (1) per unit –
Dim : 14'-0" x 14'-0"
- Loading dock doors:
Total of twenty (20) doors – Dim : 9'-0" x 10'0"
- Building electrical entrance – 1200 A
- Column Spacing – 38' x 38'

Industrial Building 3

Industrial Building 3

Ground floor plan



01 - 34,896 sq. ft.

Summary - Industrial Building 3



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

- Construction start date: 2023
- Potential number of units: One (1)
- Building footprint: 34,986 sq. ft.
- Drive-in garage doors:
Total of one (1) door – Dim : 14'-0" x 14'-0"
- Loading dock doors:
Total of two (2) doors – Dim : 9'-0" x 10'0"
- Building electrical entrance – 600 A
- Column Spacing – 37' x 39'

MONTONI

For any questions related to this
presentation, please contact:
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