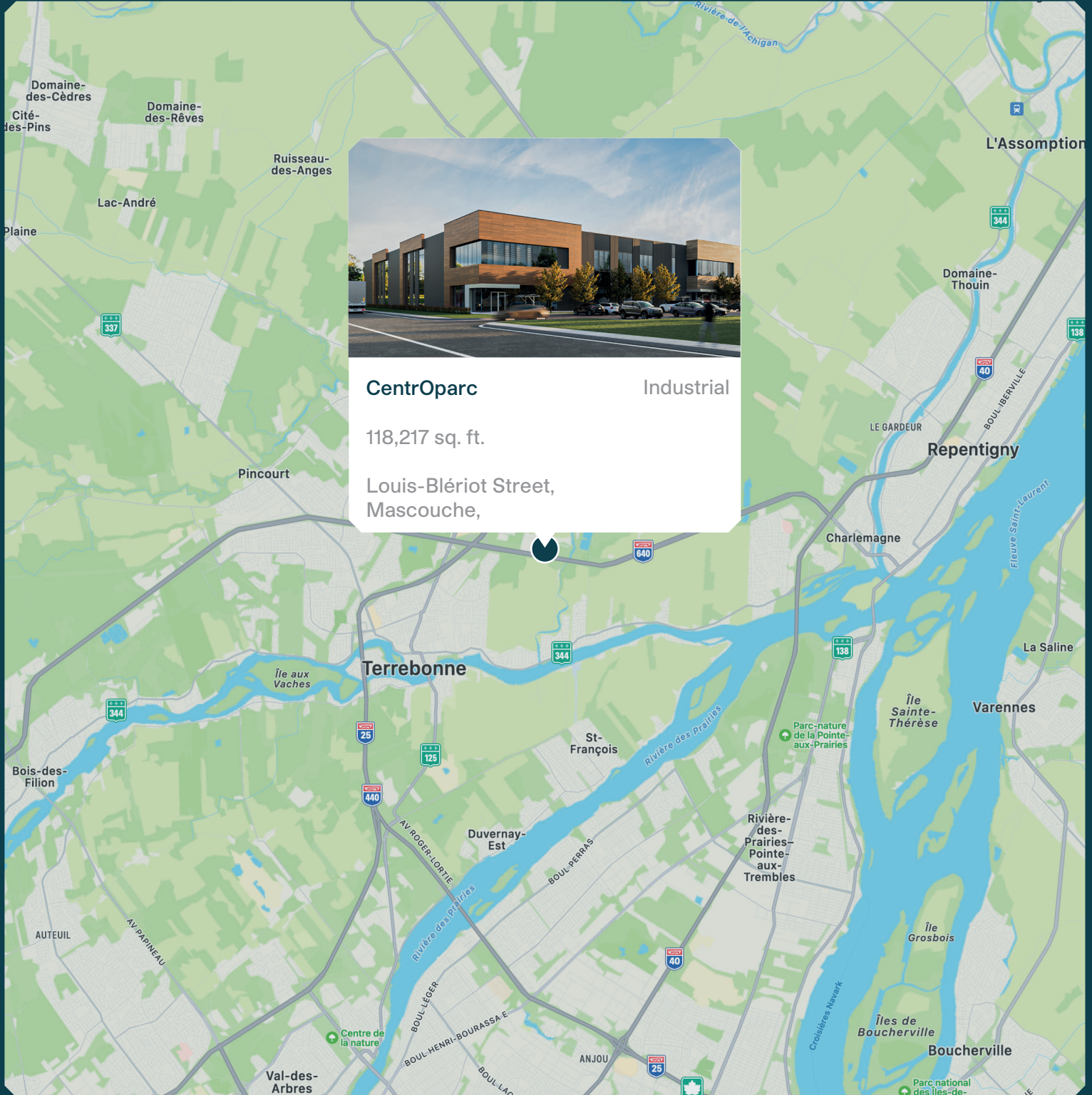


CentrOparc



MONTONI

Building on our word
for tomorrow



CentrOparc Industrial
118,217 sq. ft.
Louis-Blériot Street,
Mascouche,

Neighborhood Map



BUILDING

Available spaces : 118,217 sq. ft.

- 1** Building Multi 1 83,321 sq. ft.
- 3** Industrial Building 3 34,896 sq. ft.

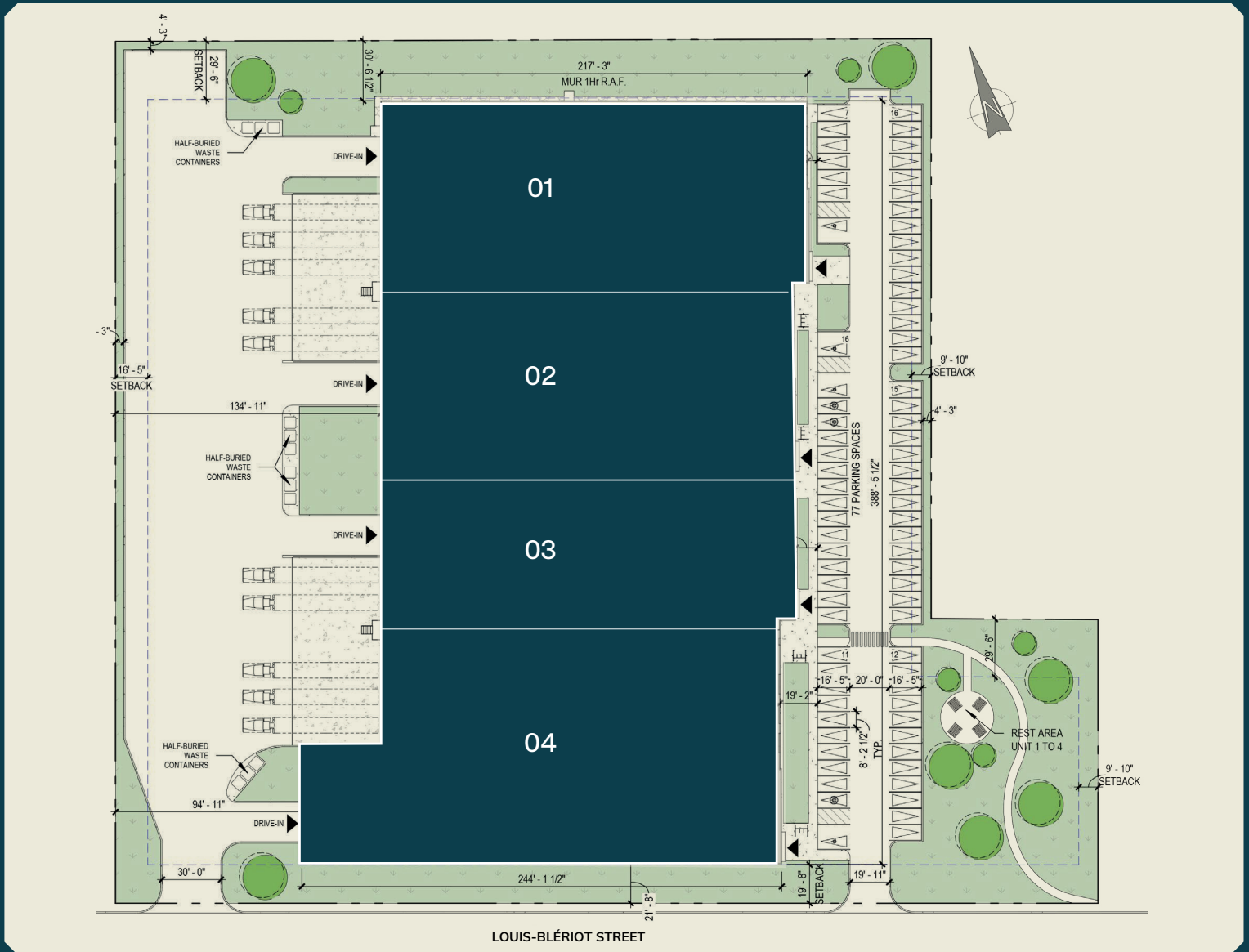
ACCESS

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.

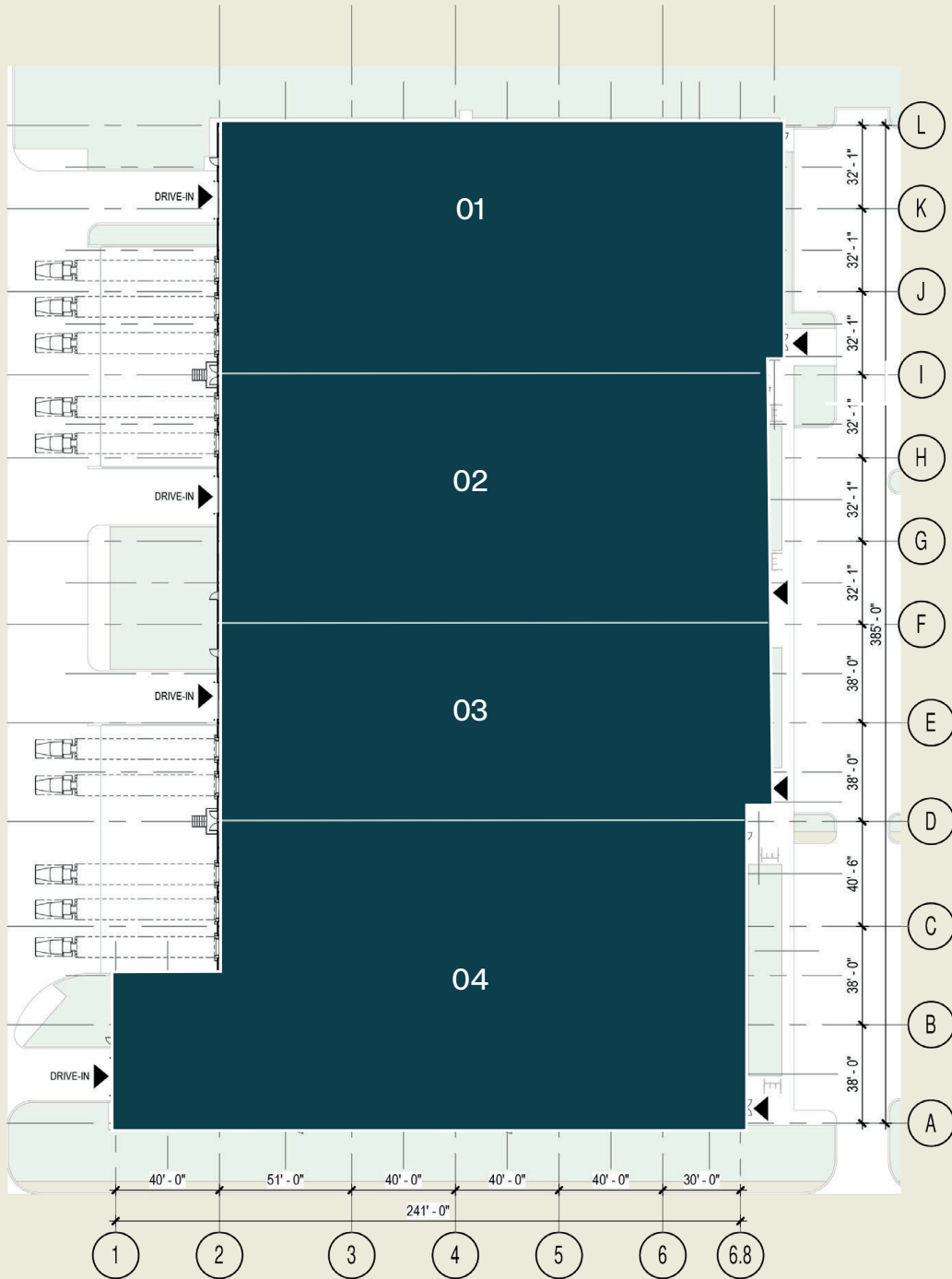
01 Unit 1 - 23,644 sq. ft. - Entrepôt 18,014 sq. ft.

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

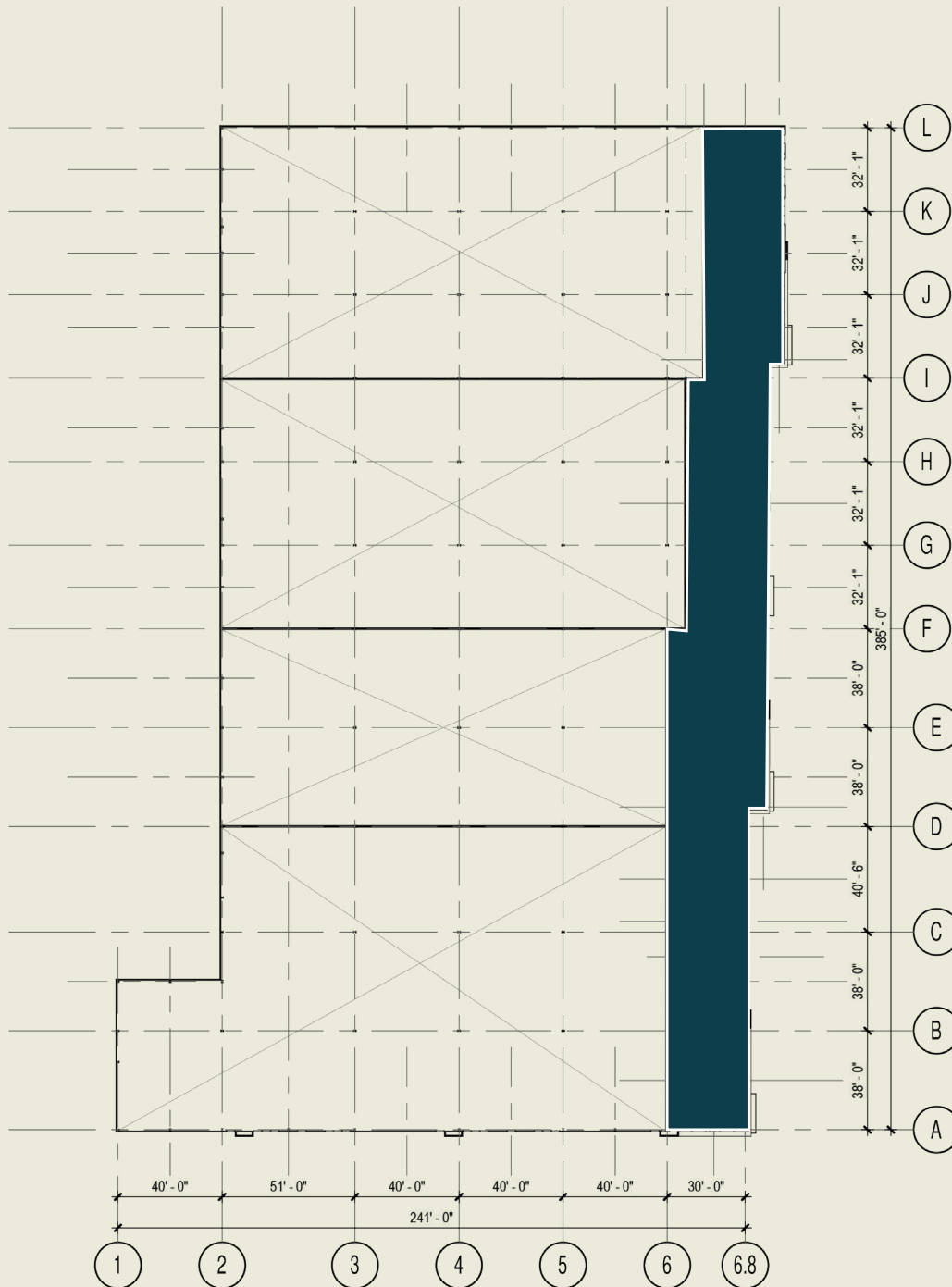
03 Unit 3 - 18,460 sq. ft. - Entrepôt 13,033 sq. ft.

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

Building Multi 1 Ground floor plan



Building Multi 1 Mezzanine plan



Summary - Building Multi 1



Certifications aimed



DISTINCTION by MONTONI

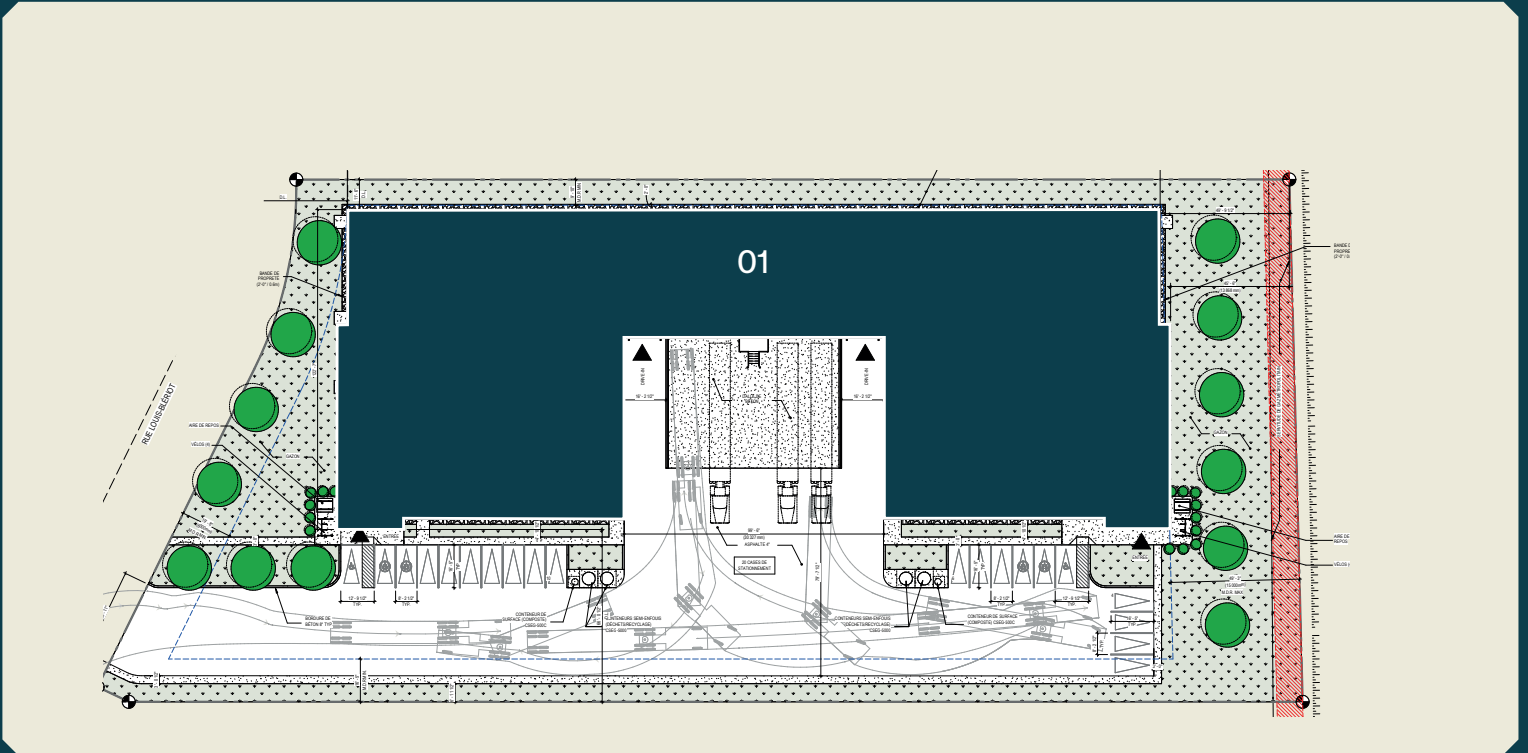
Distinction by MONTONI makes it possible to carry out a greater number of sustainable projects, while optimizing the well-being of their occupants.

Relevant Information

- Construction start date: 2024
- 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'

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: 2024
- 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:
abouchard@groupemontoni.com