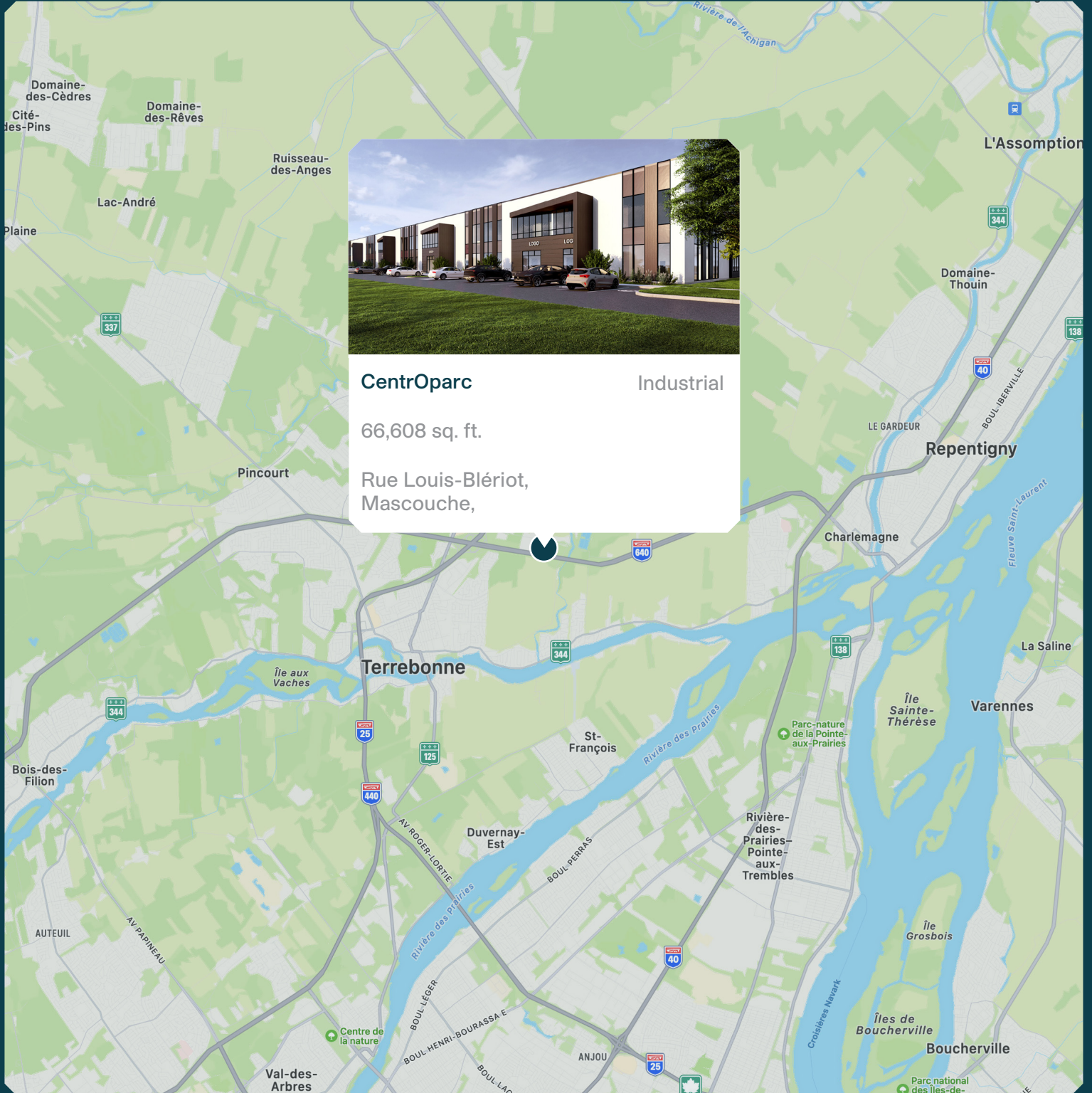


CentrOparc





Neighborhood Map



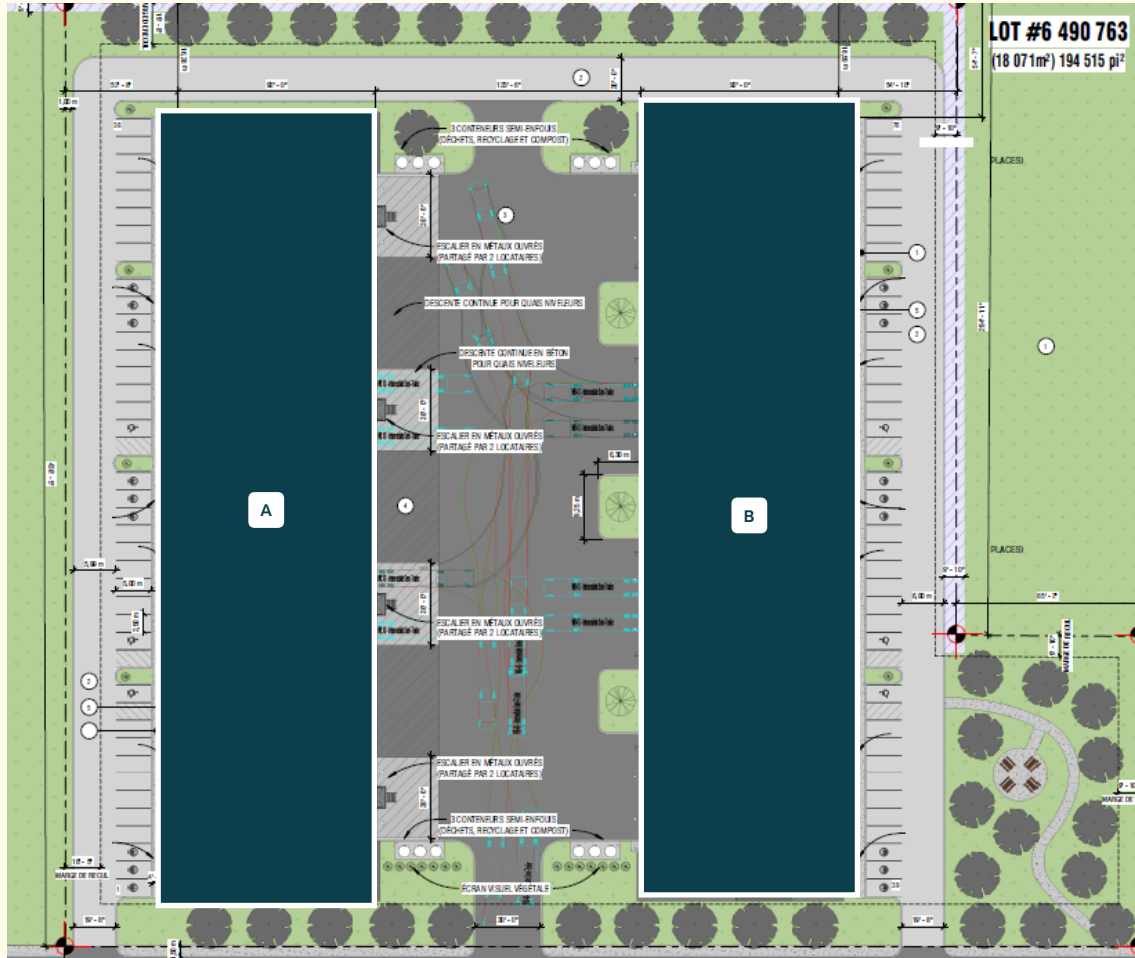
AVAILABLE SPACE

1 Buildings A & B 66 608 pi ca

ACCES

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

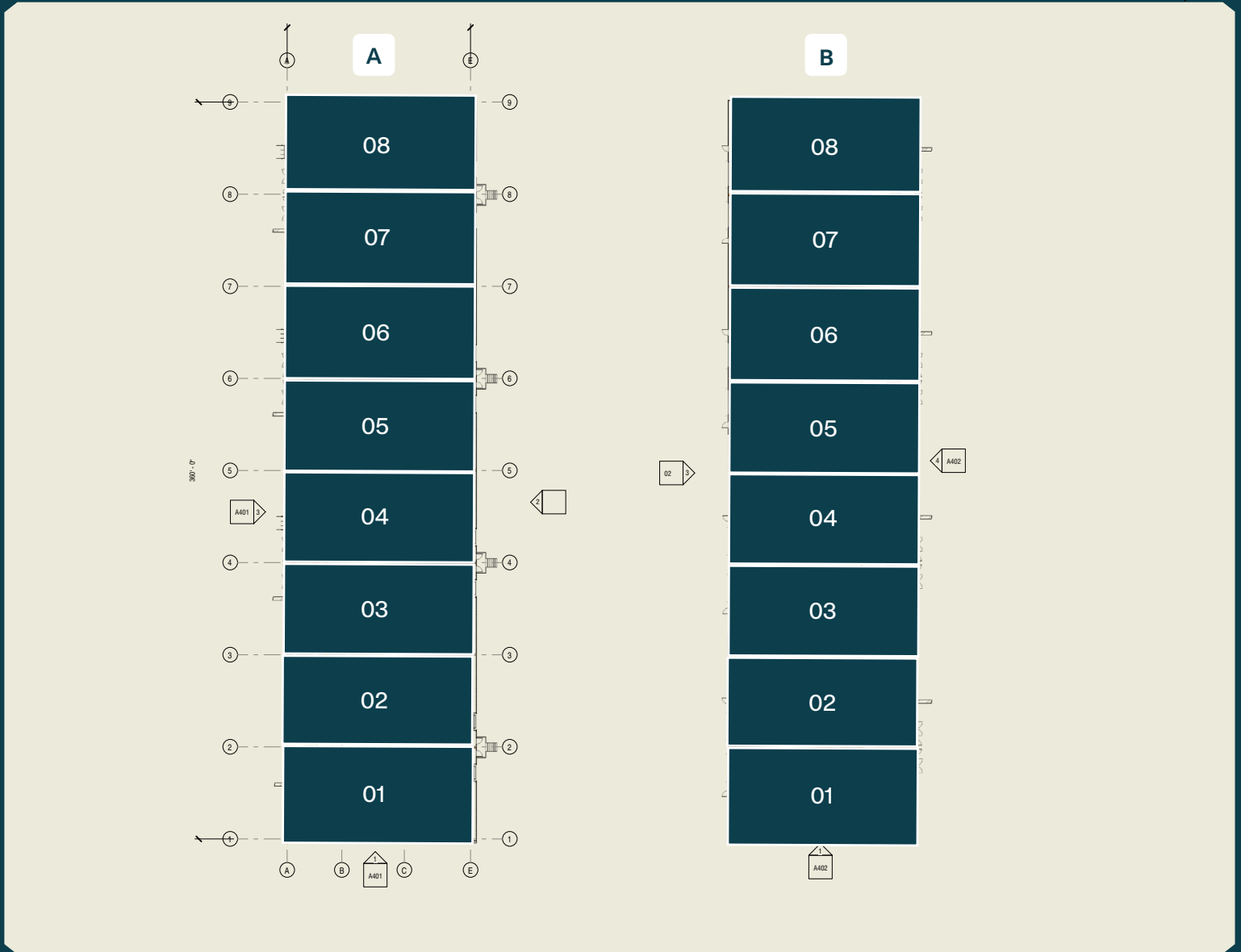
Buildings A & B Site plan



AVAILABLE SPACES

- A** Building A 33,304 sq. ft.
- B** Building B 33,304 sq. ft.

Building A & B Ground floor plan



A Building A - 33,304 sq. ft.
Unit 01 and 08 - 4,232 sq. ft
Unit 02 to 07 - 4,140 sq. ft

B Building B - 33,304 sq. ft.
Unit 01 and 08 - 4,232 sq. ft
Unit 02 to 07 - 4,140 sq. ft

Summary - Building A & B






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
- Up to sixteen (16) potential units
- Building footprint: 66,608 sq. ft.
- Total building area: : ± 79,360 sq. ft.
- Unit specifications:
 - Groundfloor / Warehouse : ± 4,000 sq. ft.
 - Floor / Office: ± 960 sq. ft.
- 7" Floor slab in warehouse
- Garage door (one (1) door per unit)
 - Loading dock door - dim : 8'-6" x 9'-0"
 - Drive-in door - dim : 14'-0" x 14'-0"
- Parking: 79 spaces including :
 - 4 ×  3 ×  et 12 × 
- Pneumatic loading docks galvanized - Capacity : 40,000 lbs.
- Warehouse clear height - 28'-0"
- Fire protection - ESFR sprinkler system
- Building electrical entrance - 800 A, 347/600V
- Electrical entry per unit - 100 A panel with sub-meter
- Warehouse lighting - LED «High bay» 300 lux, without glass protection
- Column Spacing - 45'-0" x 50' -0"

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For any questions related to this
presentation, please contact:
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