

CentrOparc - Industrial



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Building on our word
for tomorrow

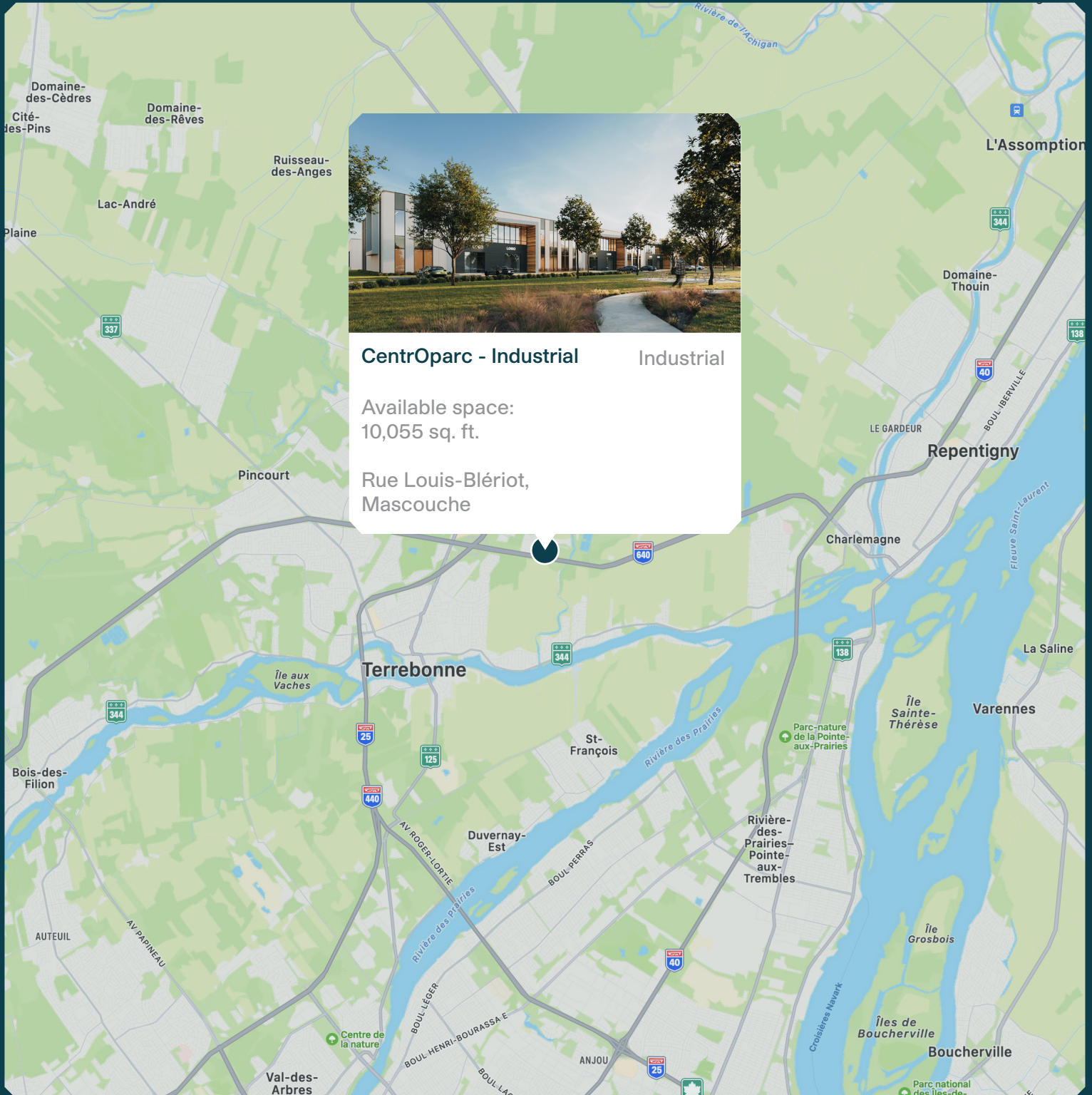


CentrOparc - Industrial

Industrial

Available space:
10,055 sq. ft.

Rue Louis-Blériot,
Mascouche



Neighbourhood Map



BUILDING AREA

1 Buildings 1 & 2 - 82,410 sq. ft.

ACCES

Total of seventy-nine (79) parking spaces
Easy access to highways 25, 640
Close to bus terminal and train station

LOT #6 490 763
(18 071m²) 194 515 pi²

RUE LOUIS BLÉRIOT

1 Plan d'implantation
1/32" = 1'-0"

- 1 Building 1 - 41,205 sq. ft.
- 2 Building 2 - 41,205 sq. ft.

The floor plan shows a rectangular building divided into eight identical units. Each unit is a large rectangle labeled "Sold". The units are arranged in a single row. The plan includes various annotations and dimensions:

- Dimensions:**
 - Overall width: 120'-0" (36.58m)
 - Overall depth: 40'-0" (12.19m)
 - Unit width: 15'-0" (4.57m)
 - Unit depth: 35'-0" (10.67m)
- Room Layouts:**
 - Each unit contains a large rectangular area labeled "Sold".
 - There are smaller rectangular areas at the ends of each unit, labeled "ELECTRIQUE" (Electrical) and "SALLE D'EAU" (Bathroom).
 - There are also smaller rectangular areas at the ends of the building, labeled "ELECTRIQUE" and "SALLE D'EAU".
- Annotations:**
 - There are several callouts and notes, including "1. Plan - Bâtiment 1" and "1/16" = 1'-0"
 - There are also notes about "ELECTRIQUE" and "SALLE D'EAU" in various locations.

Building 2

Ground Floor Plan



AVAILABLE SPACE (Including 2nd Floor)

Local 106 - 5,031 sq. ft.

Local 107 - 5,024 sq. ft.

Summary



Projected Certifications



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

- Available - Immediately
- Zoning - IA 519
- Up to five (5) potential units
- Available space
Building 2 - 10,055 sq. ft.
- Unit specifications:
 - Groundfloor / Warehouse : ± 4,114 sq. ft.
 - Floor / Office: ± 1,065 sq. ft.
- Parking - Total of seventy-nine (78) spaces
- 7" Floor slab in warehouse
- Drive-in garage doors :
 - Local 106 - one (1) door
 - Dimensions: 14'-0" x 14'-0"
- Loading dock doors :
 - Local 107 - one (1) door
 - Dimensions: 8'-6" x 9'-0"
- Hydraulic dock levelers:
Capacity - 35,000 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
- No columns in the locals

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For any questions related to this
presentation, please contact:
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