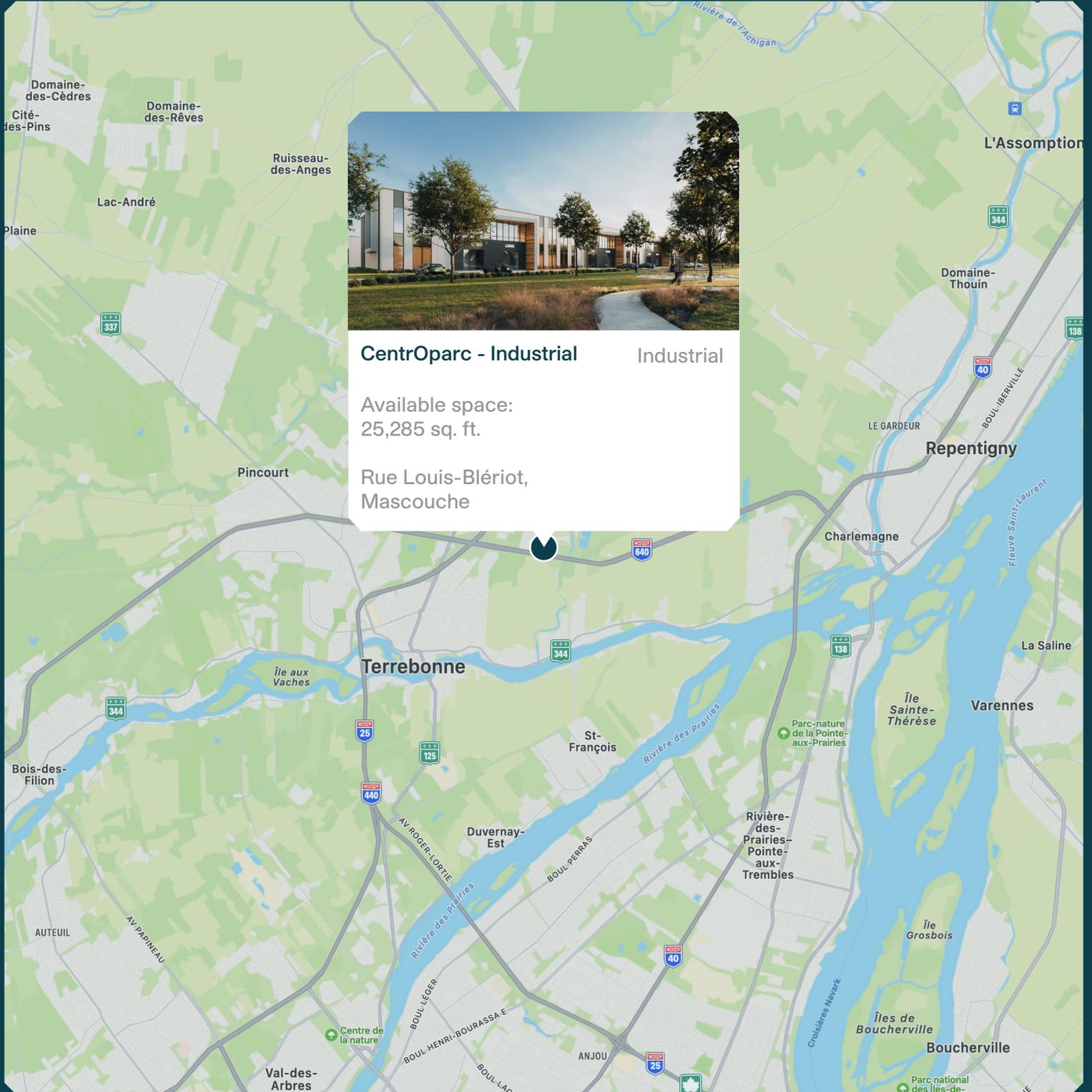


# CentrOparc - Industrial



**MONTONI**

Building on our word  
for tomorrow



**CentrOparc - Industrial** Industrial

Available space:  
25,285 sq. ft.

Rue Louis-Blériot,  
Mascouche

# Neighbourhood Map



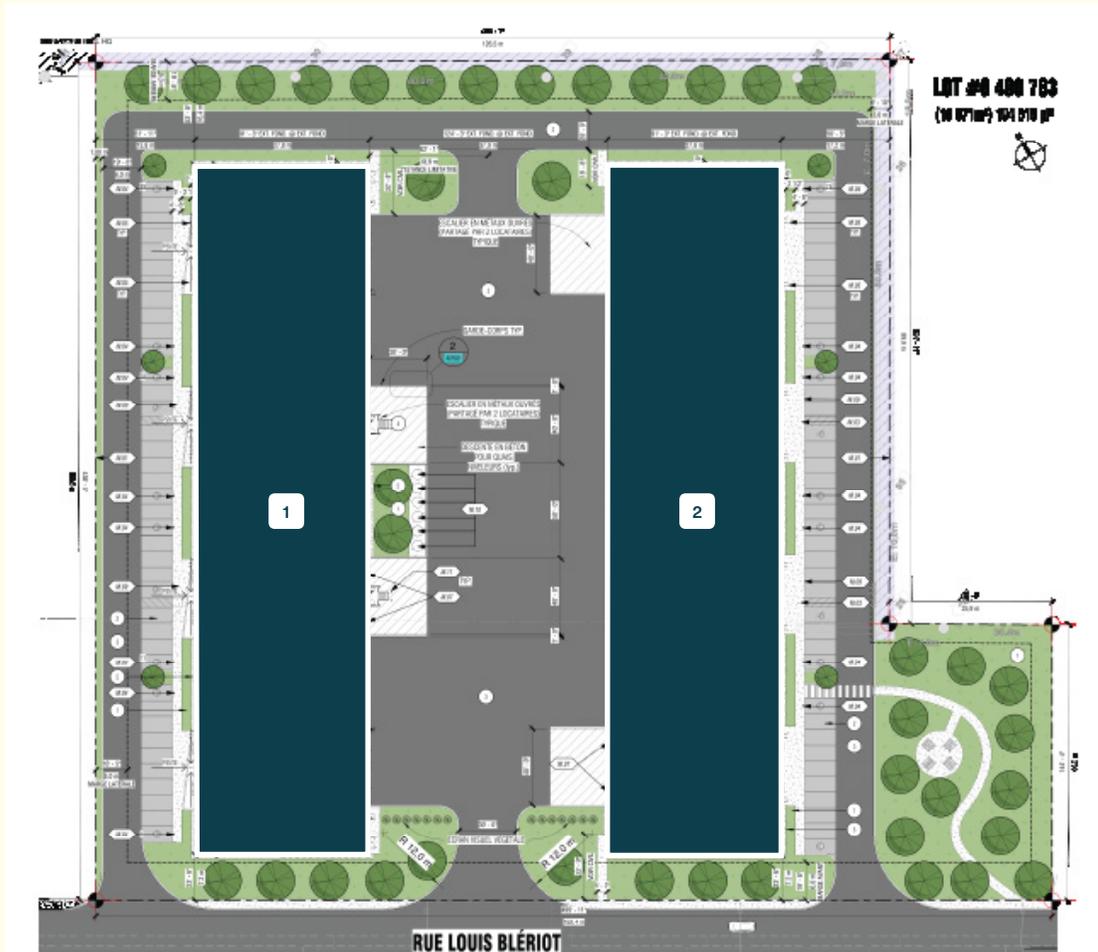
## BUILDING AREA

**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

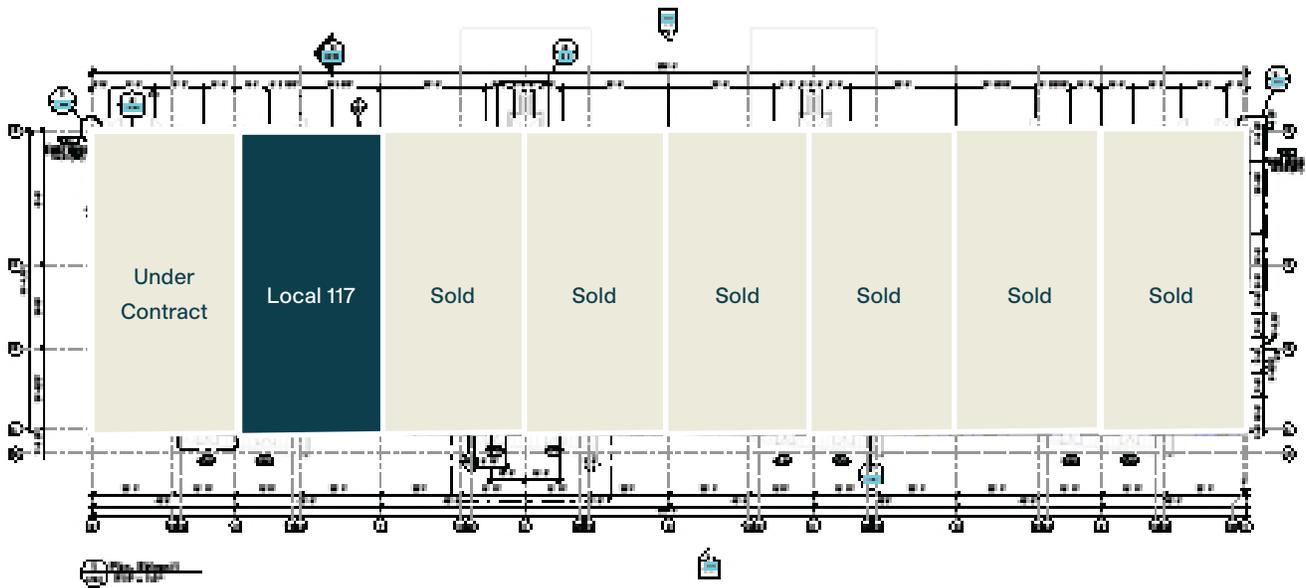
# Buildings 1 & 2 Site Plan



## BUILDING AREA

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

# Building 1 Ground Floor Plan



AVAILABLE SPACE (ground floor and mezzanine)

Local 117 - 5,196 sq. ft.

# Building 2 Ground Floor Plan



AVAILABLE SPACE (Including 2<sup>nd</sup> Floor)

- Local 103 - 5,005 sq. ft.
- Local 104 - 5,029 sq. ft.
- 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 - 25,285 sq. ft.  
Building 1 - 5,196 sq. ft.  
Building 2 - 20,089 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 117 - one (1) door
  - Local 103 - one (1) door
  - Local 104 - one (1) door
  - 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

# MONTONI

For any questions related to this  
presentation, please contact:  
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