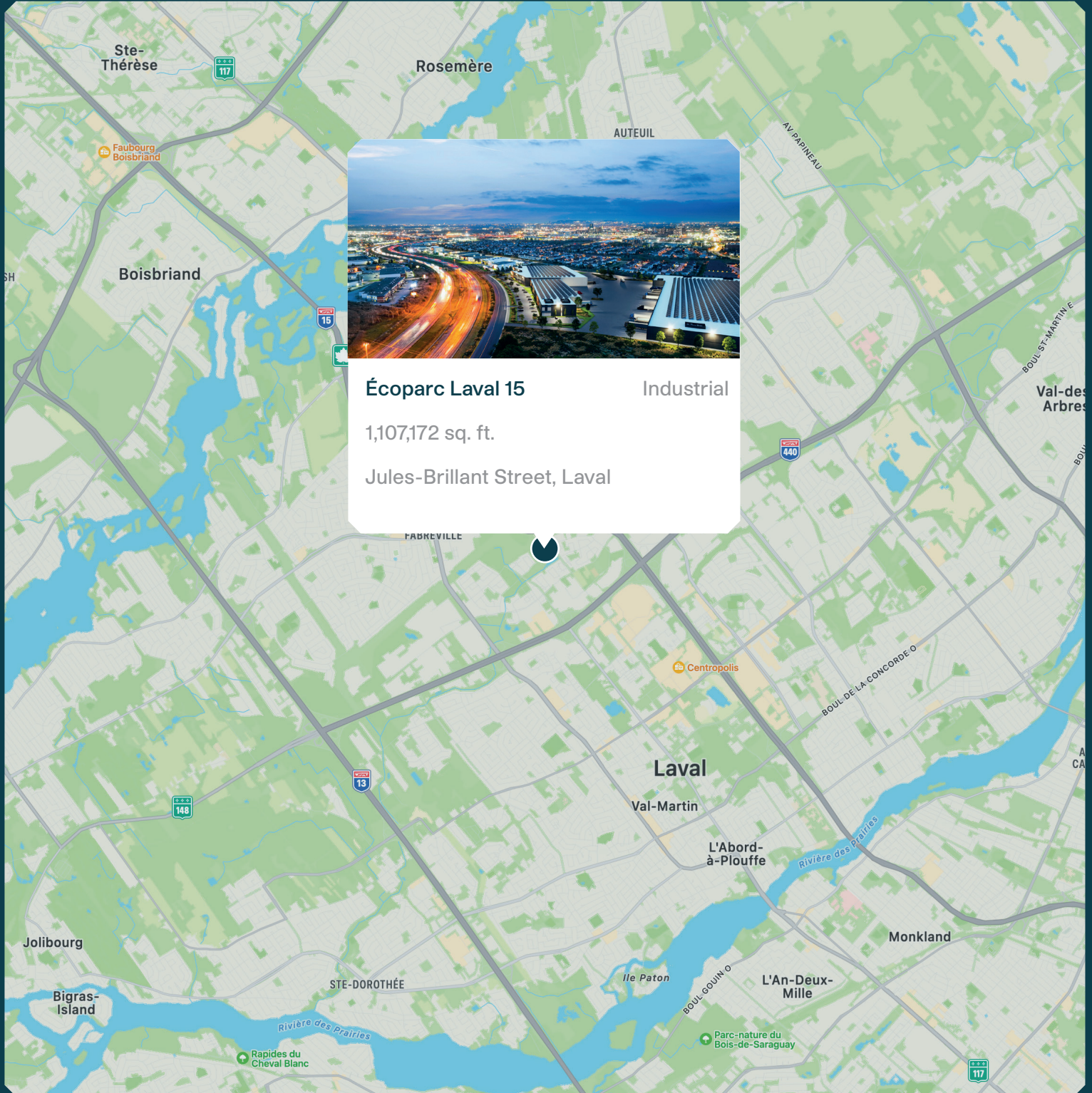


# Écoparc Laval 15





# Neighborhood Map



## BUILDINGS

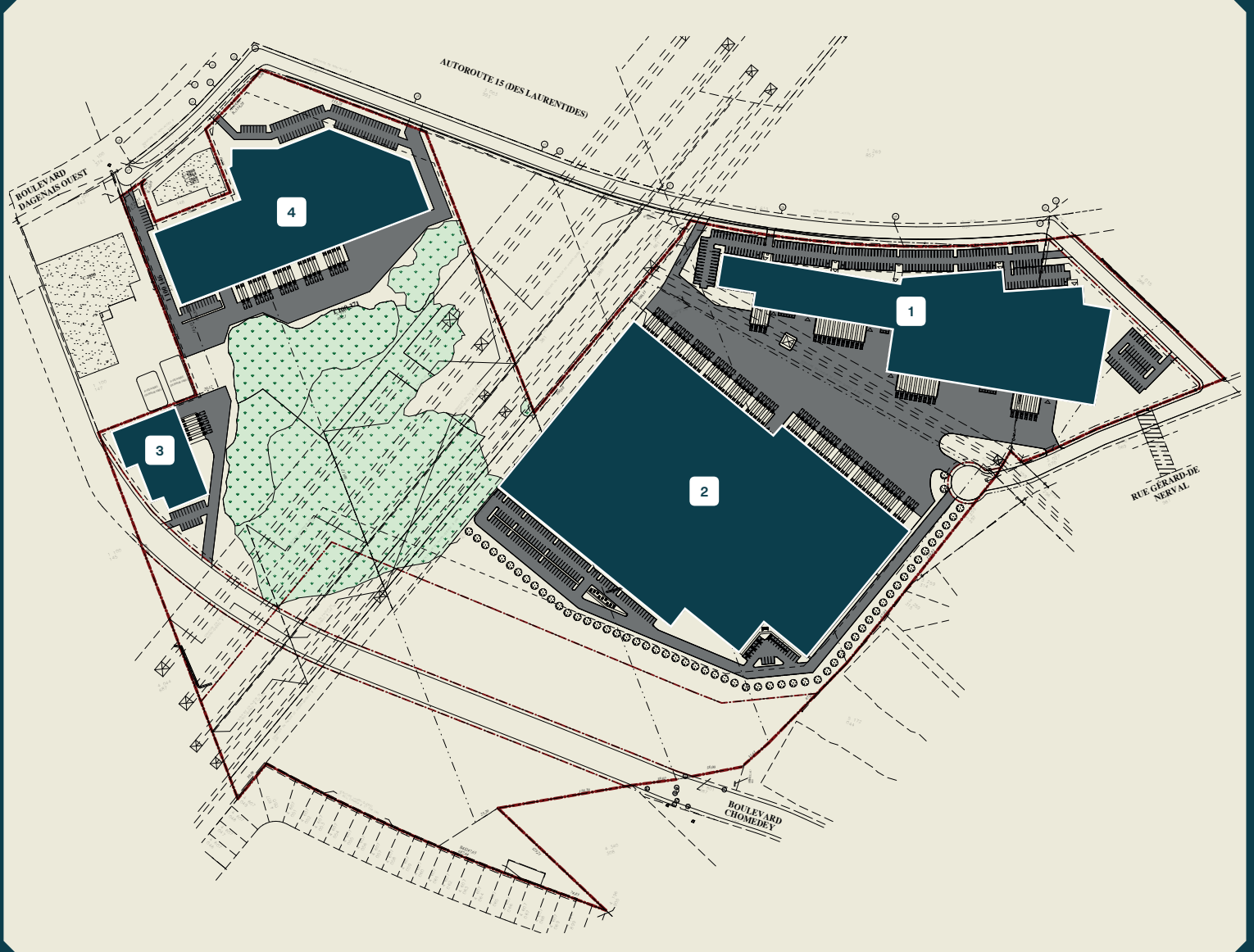
Available spaces : 1,107,172 sq. ft.

- 1** Building 1 280,019 sq. ft.
- 2** Building 2 574,804 sq. ft.
- 3** Building 3 45,533 sq. ft.
- 4** Building 4 206,816 sq. ft.

## ACCESS

Jules-Brillant Street, Laval  
Parking spaces available  
Easy access to highways 15, 440  
Bus routes 70

# Site plan



- 1** Building 1 280,019 sq. ft.
- 2** Building 2 574,804 sq. ft.
- 3** Building 3 45,533 sq. ft.
- 4** Building 4 206,816 sq. ft.

# Building 1

# Building 1 Site plan

**1** Building 1 280,019 sq. ft.

01 Unit 1 - 26,660 sq. ca. Warehouse 16,646 sq. ca.	02 Unit 2 - 24,771 sq. ca. Warehouse 16,729 sq. ca.	03 Unit 3 - 24,016 sq. ca. Warehouse 16,224 sq. ca.
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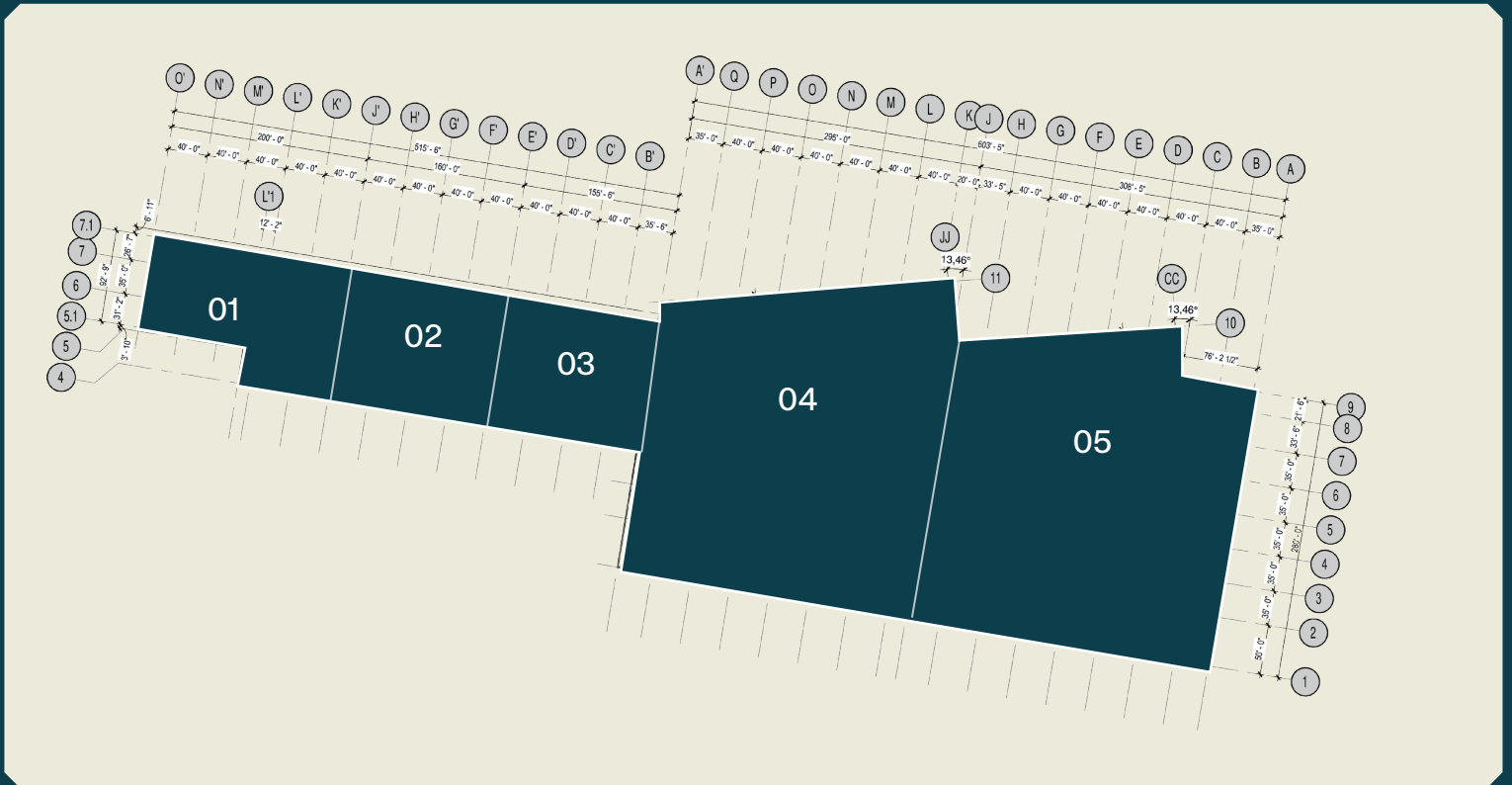


04  
Unit 4 - 102,694 sq. ca.  
Warehouse 75,814 sq. ca.

05  
Unit 5 - 101,878 sq. ca.  
Warehouse 80,868 sq. ca.



# Building 1 Mezzanine plan





# Summary - Building 1



## Certifications aimed

## Relevant Information



### Gold LEED

(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.



### Net Zero Carbon Certification

A made-in-Canada solution. Aimed at decarbonizing all buildings in Canada, Zero-Carbon Building (ZCB) standards apply to all industrial, commercial and residential buildings in the country.

- Construction start date: 2024
- Zoning: IA 87
- Potential number of units: Five (5)
- Building footprint: 246,150 sq. ft.
- Total building area: 280,019 sq. ft.
- Parking :  
Total of 287 spaces, including 7 ×
- 8" thick structural slab on grade in warehouse
- Drive-in garage doors :  
Total of five (5) doors – One (1) per unit –  
Dim : 14'-0" x 14'-0"
- Loading dock doors :  
Total of thirty (30) doors – Six (6) doors for unit 1; Nine (9) for unit 2; Six (6) for unit 3; Five (5) for unit 4; Four (4) for unit 5 –  
Dim : 9'-0" x 11'3"
- Galvanised hydraulic dock levelers -  
Capacity : 40,000 lbs
- Clear height 1 & 2 - Warehouse : 40 ft;  
Unit 3, 4, 5 - Warehouse : 32 ft.
- Fire protection – ESFR
- Heated/ventilated warehouse –  
Gas unit heaters
- Building electrical entrance –  
2500 A, 347/600V
- Warehouse lighting - LED fixtures yielding  
350 lux, without protective glass
- Bay sizes - 40' x 35'

# Building 2

# Summary - Building 2



## Certifications aimed

## Relevant Information



### Gold LEED

(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.

- Construction start date: 2024
- Total building area: 574,804 sq. ft.
- Drive-in garage doors :  
Total of 2 doors – Dim : 14'-0"x14'-0"

- Loading dock doors :  
Total of 58 doors – Dim : 9'-0" x 11'3"
- Building electrical entrance – 3000 A
- Bay sizes - 36' x 40'



### Net Zero Carbon Certification

A made-in-Canada solution. Aimed at decarbonizing all buildings in Canada, Zero-Carbon Building (ZCB) standards apply to all industrial, commercial and residential buildings in the country.

# Building 3



🏠 Certifications aimed

Relevant Information



**Gold LEED**

(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.




**Net Zero Carbon Certification**

A made-in-Canada solution. Aimed at decarbonizing all buildings in Canada, Zero-Carbon Building (ZCB) standards apply to all industrial, commercial and residential buildings in the country.

- Construction start date: 2024
- Total building area: 45,533 sq. ft.
- Drive-in garage doors :  
Total of 1 door – Dim : 14'-0"x14'-0"
- Loading dock doors :  
Total of 5 doors –  
Dim : 9'-0" x 11'3"
- Building electrical entrance – 600 A

# Building 4



 Certifications aimed

Relevant Information



**Gold LEED**

(Leadership in Energy and Environmental Design) is a rating system recognized in 150 countries and is designed to leave a legacy of high-quality, environmentally friendly buildings with a reduced impact on the environment.



**Net Zero Carbon Certification**

A made-in-Canada solution. Aimed at decarbonizing all buildings in Canada, Zero-Carbon Building (ZCB) standards apply to all industrial, commercial and residential buildings in the country.

- Construction start date: 2024
- Total building area: 206,816 sq. ft.
- Drive-in garage doors :  
Total of 4 doors – Dim : 14'-0"x14'-0"
- Loading dock doors :  
Total of 18 doors –  
Dim : 9'-0" x 11'3"
- Building electrical entrance – 1500 A

# MONTONI

For any questions related to this  
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