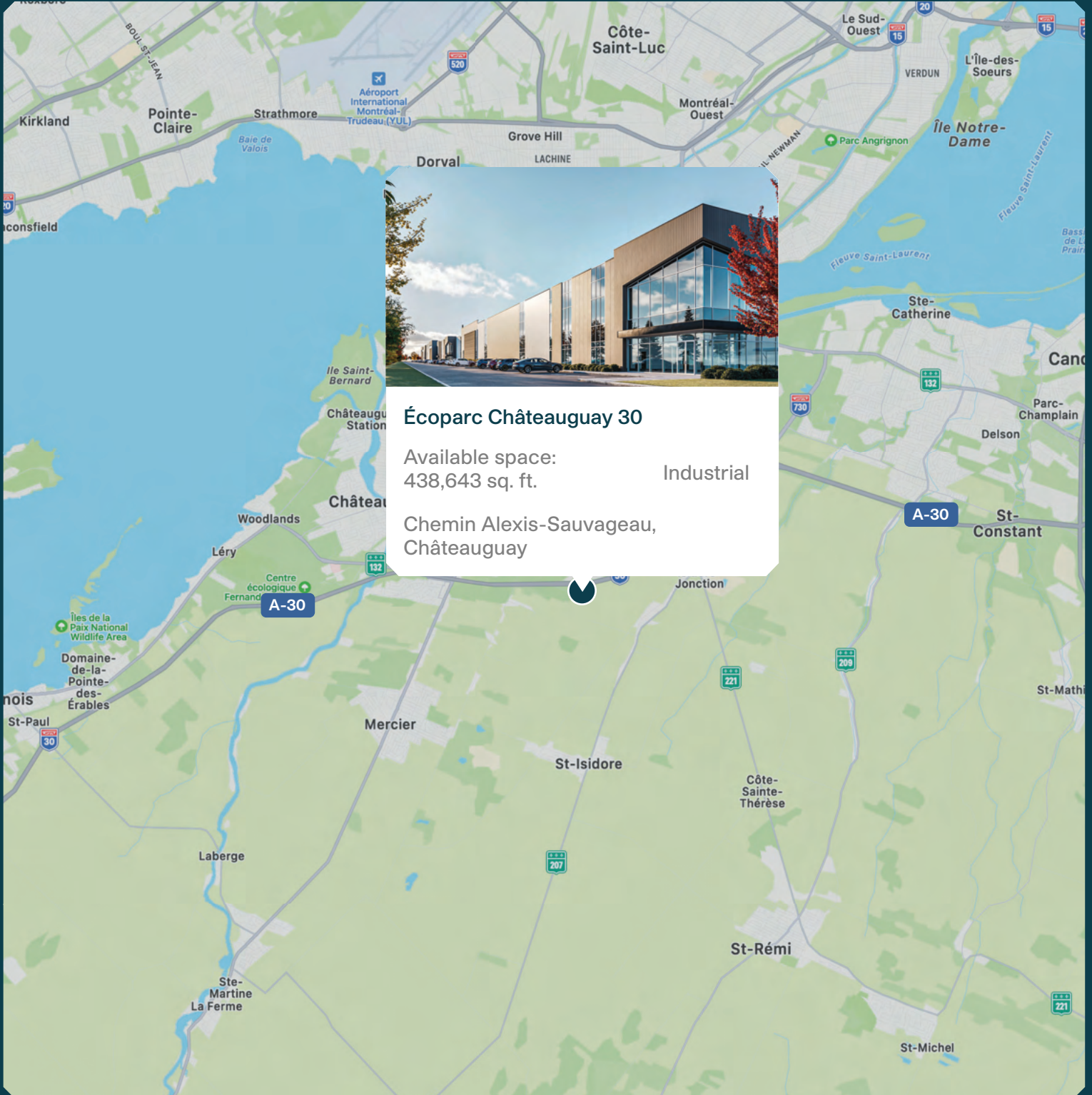


Écoparc Châteauguay 30



MONTONI

Building on our word
for tomorrow



Écoparc Châteauauguy 30

Available space: 438,643 sq. ft. Industrial

Chemin Alexis-Sauvageau, Châteauguay

Neighbourhood Map



LAND

Total area - 954,622 sq. ft.

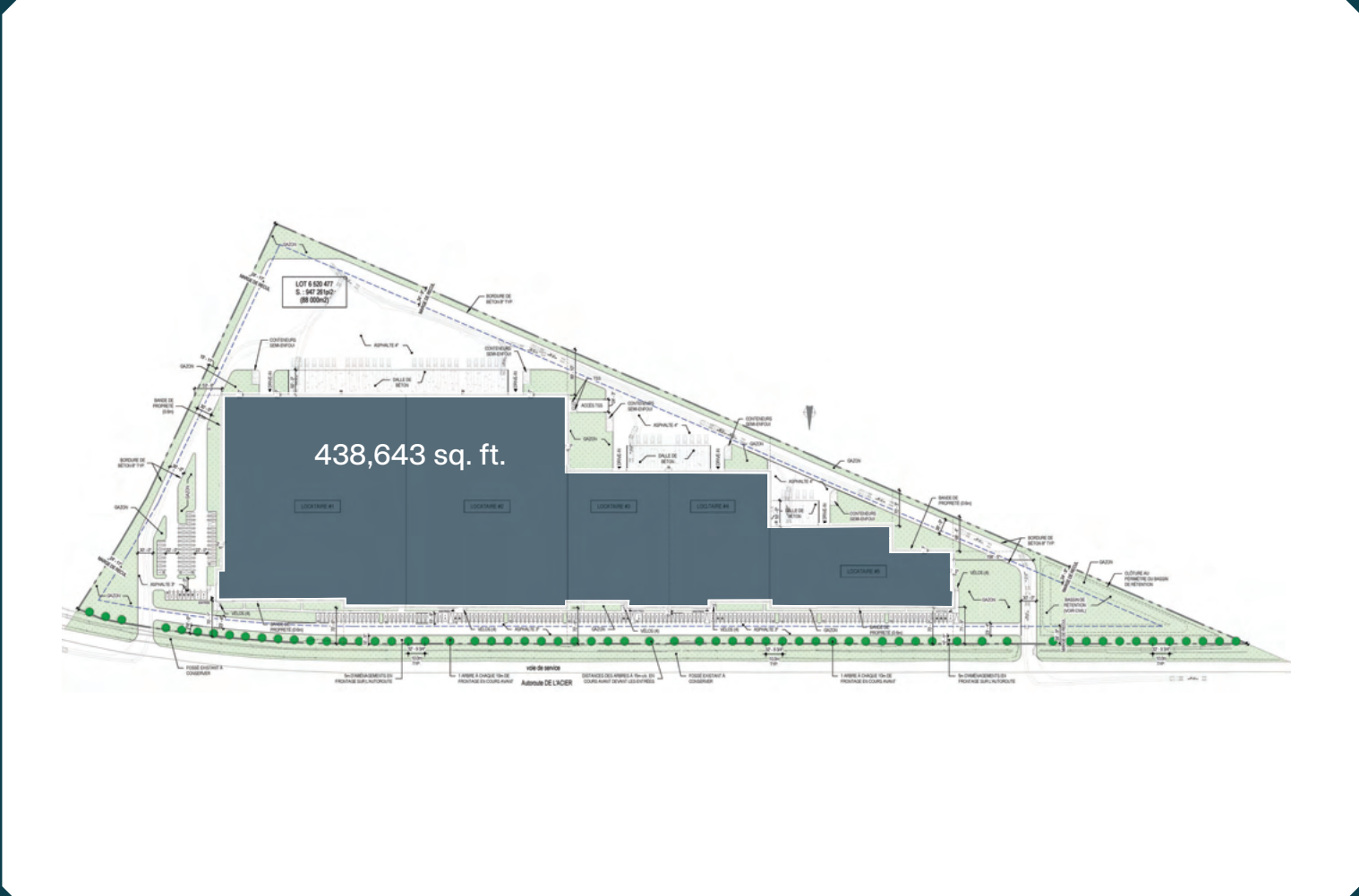
AVAILABLE SPACE

Total available area - 438,643 sq. ft.
Starting from 51,547 sq. ft.

ACCESS

Chemin Alexis-Sauvageau, Châteauguay
Easy access to highway 30

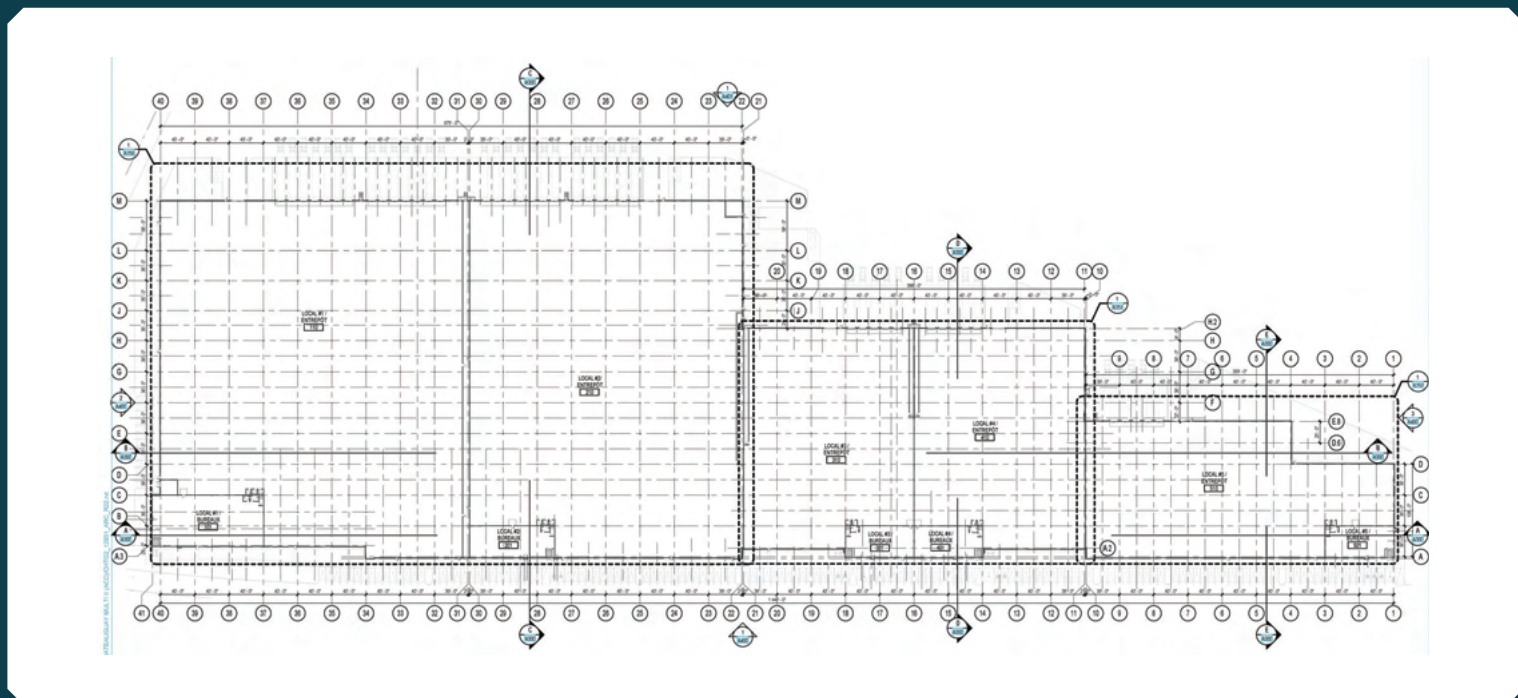
Site Plan



Site Plan



Ground Floor Plan



Summary



Projected Certifications



LEED Gold

(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.



Zero-Carbon Building 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.

Relevant Information

- Construction start date - 2024
- Available - Q2 2025
- Zoning - I-424
- Up to five (5) potential units
- Available space:
 - Total available area - 438,643 sq. ft.
 - Starting from 51,547 sq. ft.
- Parking:
 - Total of one hundred ninety-seven (197) spaces
- 8" thick structural slab on grade in warehouse
- Drive-in garage doors:
 - Total of five (5) doors - One (1) per unit
 - Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:
 - Total of forty-two (42) doors
 - Unit 1 - fourteen (14) doors
 - Unit 2 - thirteen (13) doors
 - Unit 3 - five (5) doors
 - Unit 4 - five (5) doors
 - Unit 5 - five (5) doors
 - Dimensions: 9'-0" x 11' -3"
- Hydraulic vertical platform levelers - Capacity of 40,000 lbs
- Warehouse clear height - 40'-0" & 32'-0"
- Fire protection - ESFR
- Building electrical entrance - 2,500 A
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass
- Bay sizes - 40'-0" x 36'-0"

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For any questions related to this
presentation, please contact:
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