

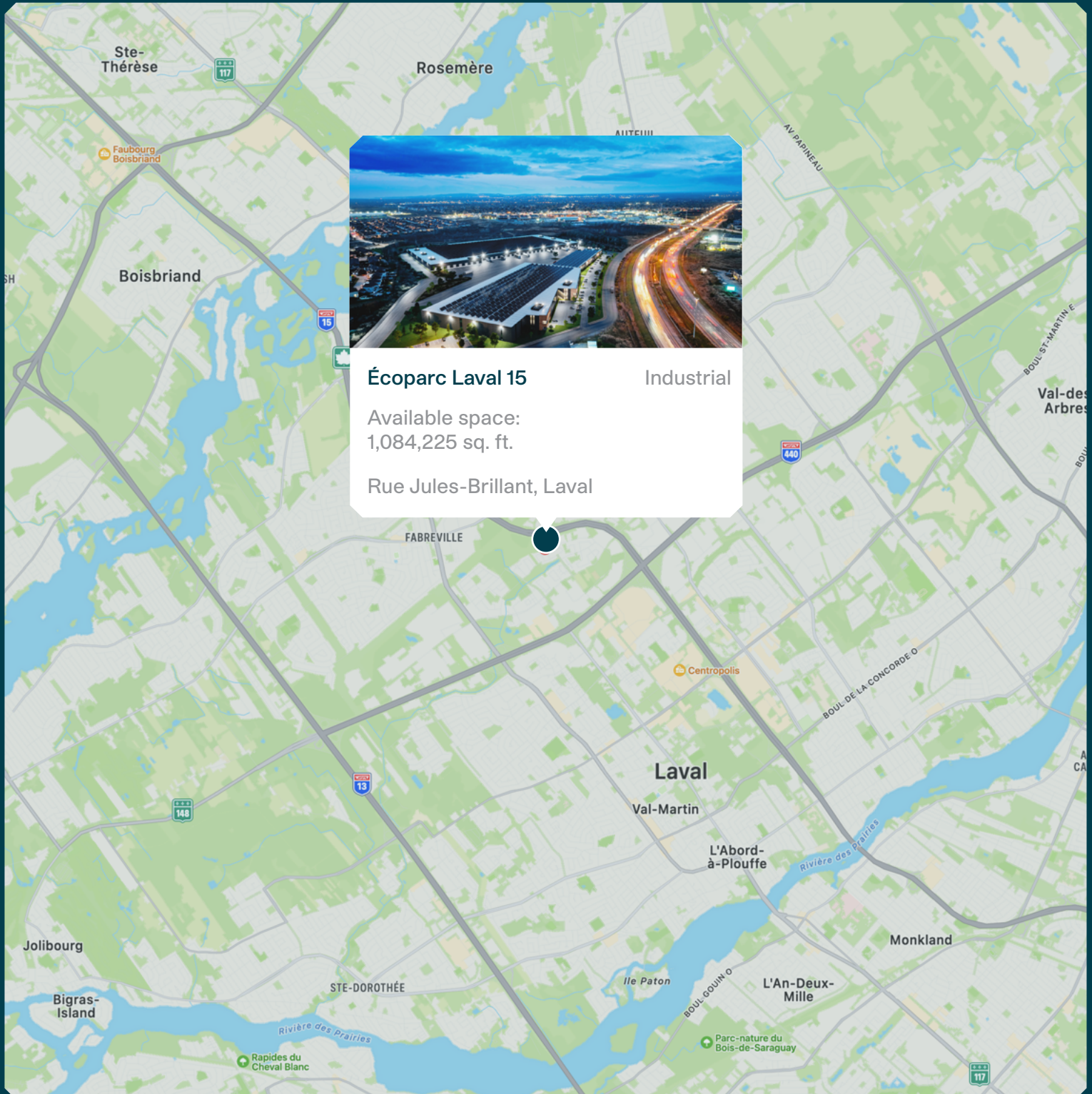
# Écoparc Laval 15



# MONTONI

Building on our word  
for tomorrow







# Neighborhood Map



AVAILABLE SPACE

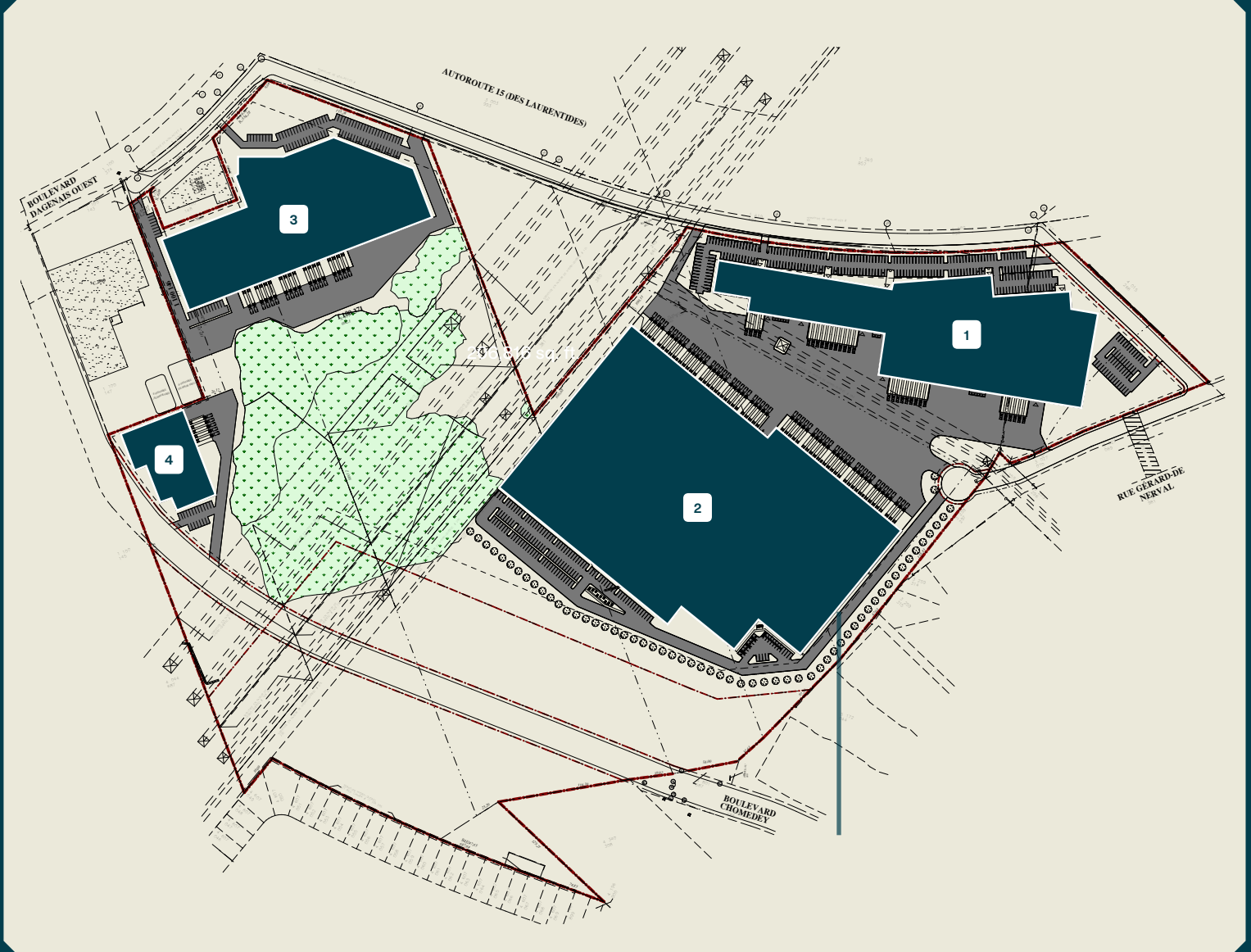
Starting from 14,000 sq. ft.

- 1 Building 1 257,339 sq. ft.
- 2 Building 2 574,537 sq. ft.
- 3 Building 3 206,816 sq. ft.
- 4 Building 4 45,533 sq. ft.

ACCESS

Rue Jules-Brillant, Laval  
Easy access to highways 15, 440

# Site Plan



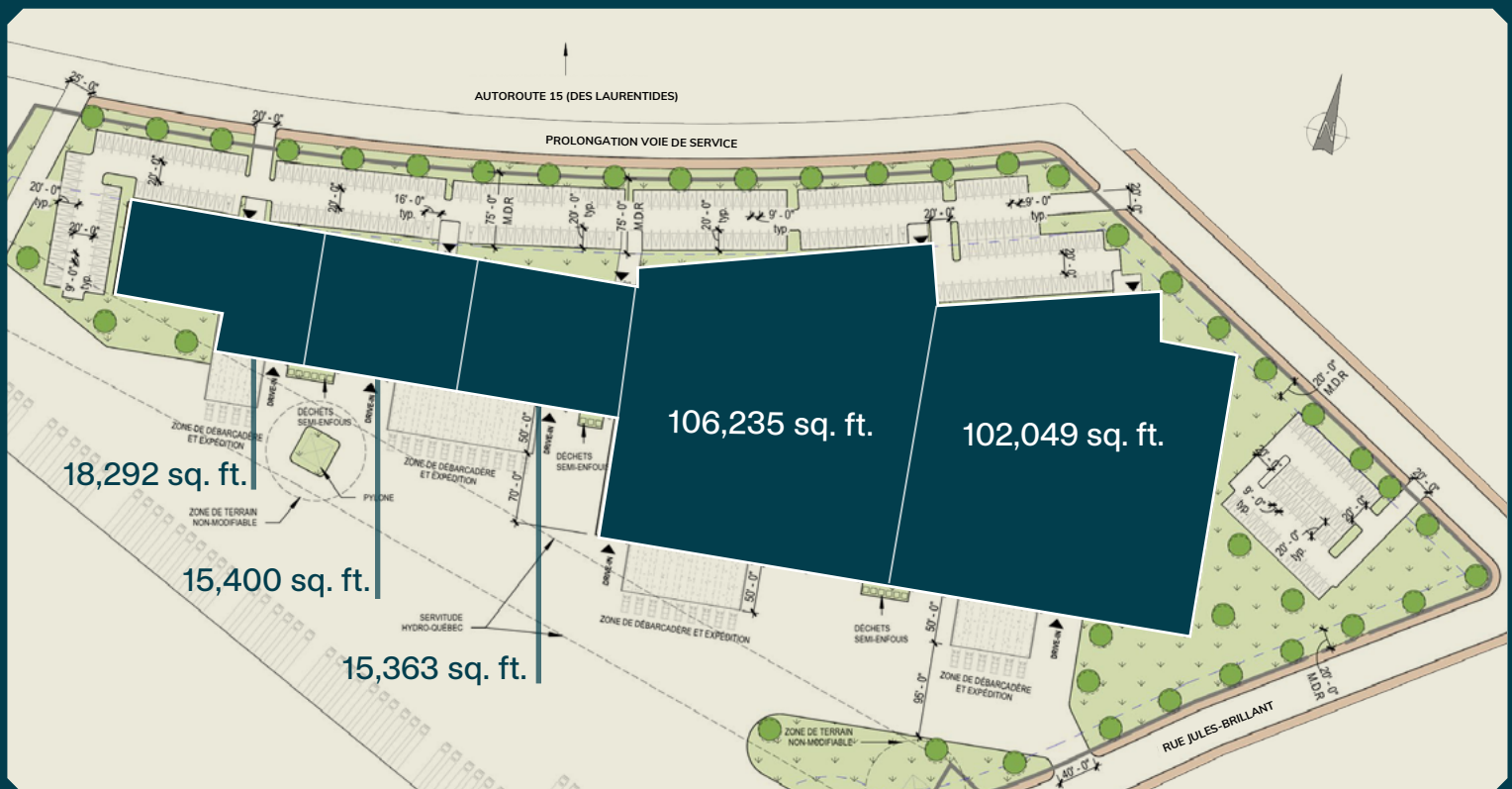
- 1 Building 1 257,339 sq. ft.
- 2 Building 2 574,537 sq. ft.
- 3 Building 3 206,816 sq. ft.
- 4 Building 4 45,533 sq. ft.



# Building 1

# Building 1 Site Plan

1 Building 1 257,339 sq. ft.





# Summary - Building 1



## Projected Certifications



**LEED Silver**  
(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™ (ZCB)**  
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 - Q4 2024
- Available - Q3 2025
- Zoning - IA-87
- Up to five (5) potential units
- Available space:  
Total available area - 257,339 sq. ft.  
Starting from 14,000 sq. ft.
- Parking:  
Total of two hundred eighty-seven (287) spaces
- 8" thick structural slab on grade in warehouse
- Drive-in garage doors:  
Total of five (5) doors  
Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:  
Total of thirty (30) doors  
Dimensions: 9'-0" x 11' -3"
- Hydraulic vertical platform levelers:  
Capacity - 40,000 lbs
- Warehouse clear height - 36'-0" & 32'-0"
- Fire protection - ESFR
- Building electrical entrance:  
2,500 A, 347/600V
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass
- Bay sizes - 40'-0" x 35'-0"

# Building 2



# Summary - Building 2



## Projected Certifications

## Relevant Information



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- Construction start date - Q4 2024
- Available space:  
Total available area - 574,537 sq. ft.  
Starting from 143,600 sq. ft.
- 8" thick structural slab on grade in warehouse
- Drive-in garage doors:  
Total of two (2) doors  
Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:  
Total of fifty-eight (58) doors  
Dimensions: 9'-0" x 11'-3"
- Hydraulic vertical platform levelers:  
Capacity - 40,000 lbs
- Fire protection - ESFR
- Building electrical entrance - 3,000 A
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass
- Bay sizes - 36'-0" x 40'-0"

# Building 3



# Summary - Building 3



## Projected Certifications

## Relevant Information



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- Available space:  
Total available space - 206,816 sq. ft.
- Drive-in garage doors:  
Total of four (4) doors  
Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:  
Total of eighteen (18) doors  
Dimensions: 9'-0" x 11'-3"
- Hydraulic vertical platform levelers:  
Capacity - 40,000 lbs
- Fire protection - ESFR
- Building electrical entrance - 1,500 A
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass

# Building 4



# Summary - Building 4



## Projected Certifications



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## Relevant Information

- Available space:  
Total available area - 45,533 sq. ft.
- Drive-in garage doors:  
Total of one (1) door  
Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:  
Total of five (5) doors  
Dimensions: 9'-0" x 11'-3"
- Hydraulic vertical platform levelers:  
Capacity - 40,000 lbs
- Fire protection - ESFR
- Building electrical entrance - 600 A
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass

# MONTONI

For any questions related to this  
presentation, please contact:  
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