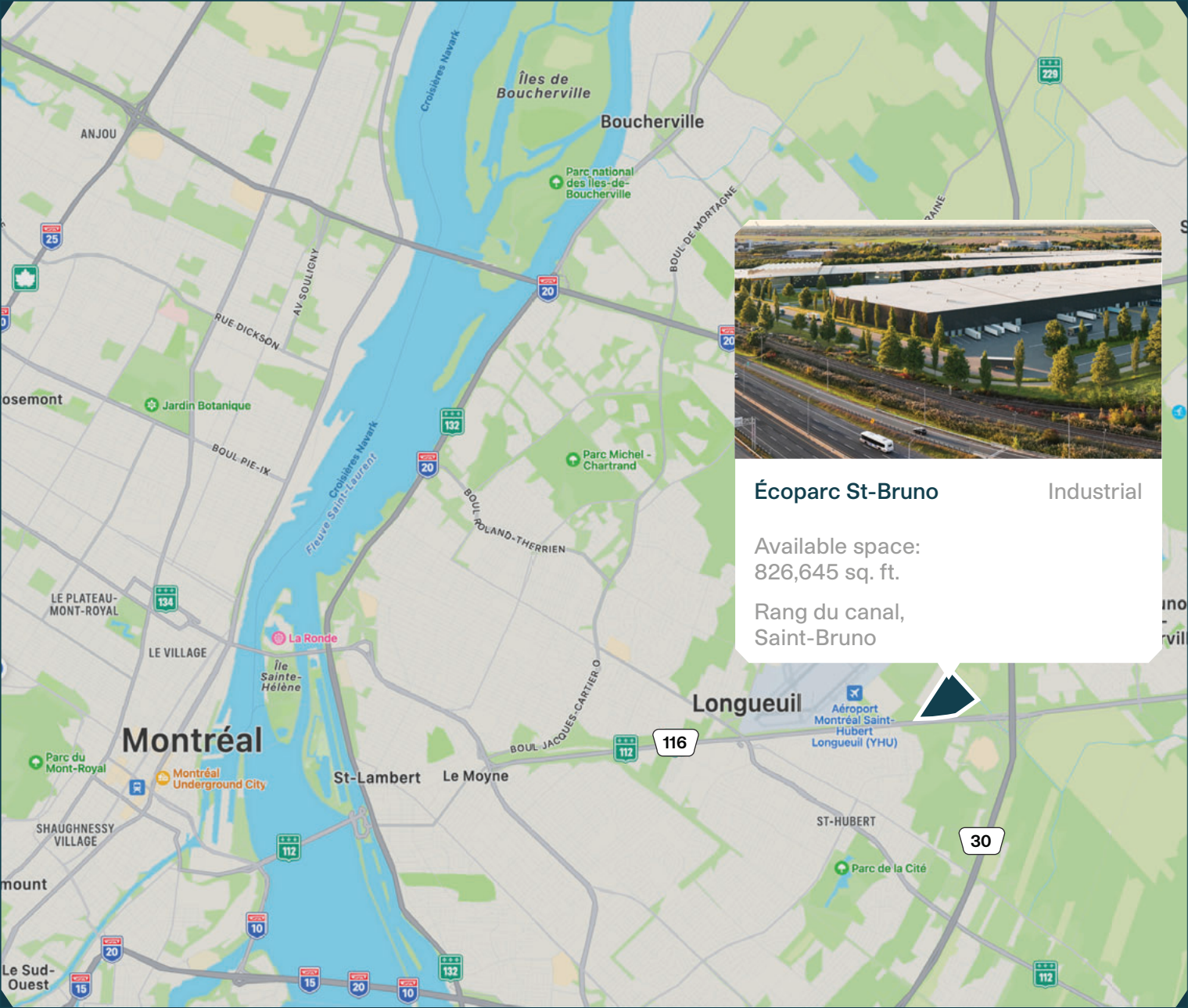


Écoparc Saint-Bruno



MONTONI

Building on our word
for tomorrow





LAND

Total area - 4,275,386 sq. ft.

AVAILABLE SPACE		
A	BUILDING A	233,136 sq. ft.
B	BUILDING B	593,509 sq. ft.

ACCESS

Rang du canal, Saint-Bruno
Easy access to highway 116, 30

Neighbourhood Map



NEIGHBOURHOOD

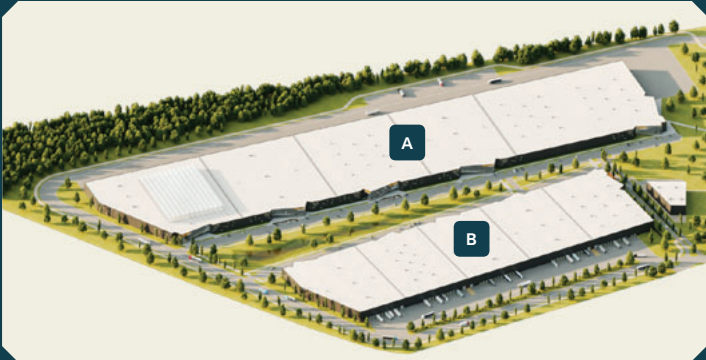
- 01 St-Hubert Airport
- 02 Train station
- 03 Business park
- 04 Promenades Saint-Bruno
- 05 Amazon
- 06 Molson Coors
- 07 Wiptec

Neighbourhood Map



AVAILABLE SPACE

A	Building A	233,136 sq. ft.
B	Building B	593,509 sq. ft.



AVAILABLE SPACE

A	BUILDING A	233,136 sq. ft.
B	BUILDING B	593,509 sq. ft.

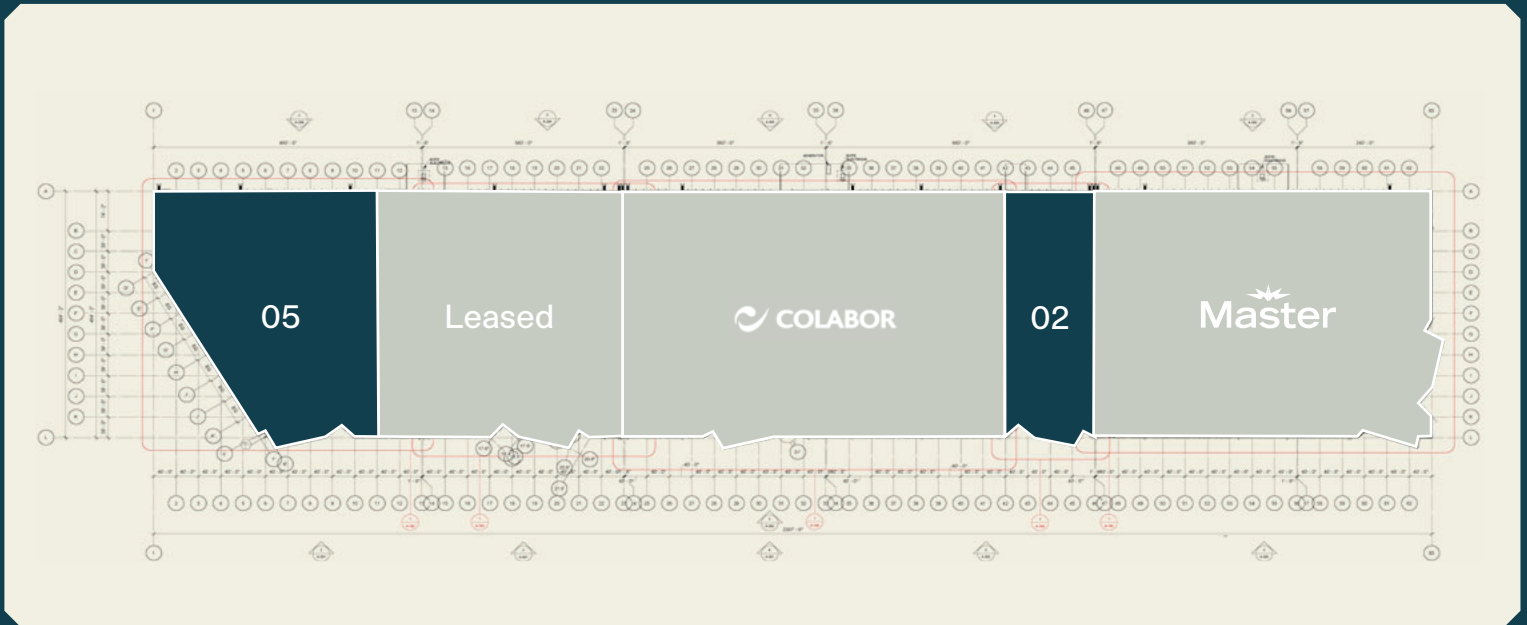


02 - 75,000 sq. ft.

05 - 158,136 sq. ft.

03 - 593,509 sq. ft.

Building A Ground Floor Plan

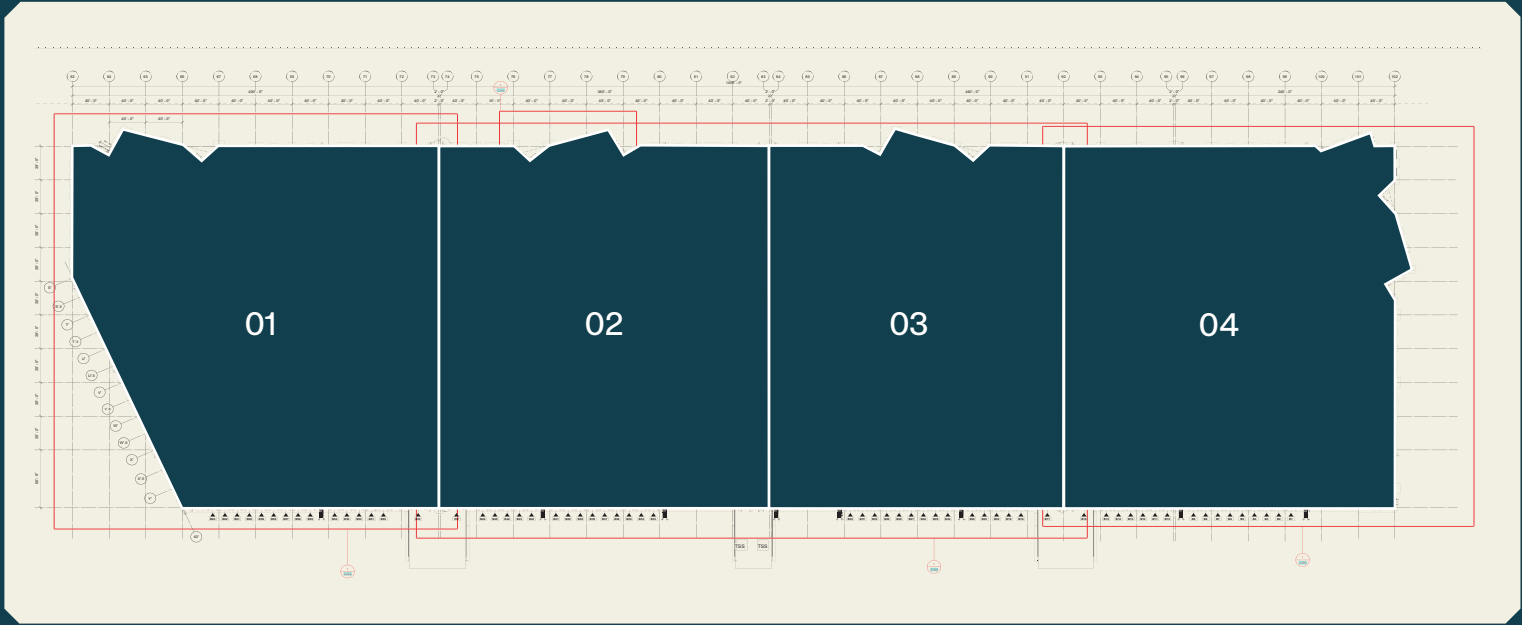


02 - 75,000 sq. ft.

05 - 158,136 sq. ft.

Building B

Ground Floor Plan

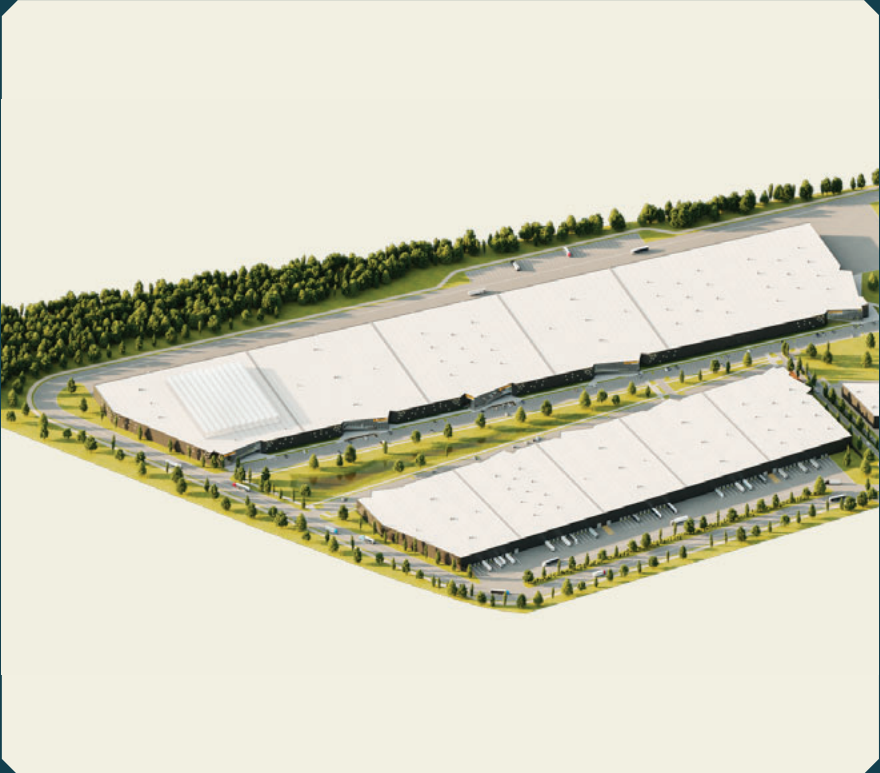


01	02	03	04
150,134 sq. ft.	142,906 sq. ft.	149,897 sq. ft.	150,572 sq. ft.

Photos



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

- Year of construction - 2023
- Delivery of building A - Q1 2024
- Delivery of building B - Q3 2024
- Number of potential units:
Building A - Up to five (5) units
Building B - Up to four (4) units
- Parking:
Building A - Total of five hundred four (504) spaces
Building B - Total of two hundred ninety-two (292) spaces
- Total available area - 826,645 sq. ft.
Available space building A - 233,136 sq. ft.
Available space building B - 593,509 sq. ft.
Starting from 75,000 sq. ft.
- 8" structural slab in warehouse
- Drive-in garage doors:
Building A - Total of five (5) doors
Dimensions: 14'-0" x 14'-0"
Building B - Total of four (4) doors
Dimensions: 14'-0" x 14'-0"
- Loading dock doors:
Building A - Total of ninety-five (95) doors
Dimensions: 9'-0" x 11'-3"
Building B - Total of sixty (60) doors
Dimensions: 9'-0" x 11'-3"
- Hydraulic vertical platform levelers:
Capacity - 40,000 lbs.
- Warehouse clear height - 40'-0"
- Fire protection - ESFR sprinkler system
- Electrical entry to building:
Building A - 10,000 A
Building B - 5,000 A
- Warehouse lighting - LED producing 300 lux
- Bay sizes:
Building A - 40'-0" x 39'-0"
Building B - 40'-0" x 36'-0"

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For any questions related to this
presentation, please contact:
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