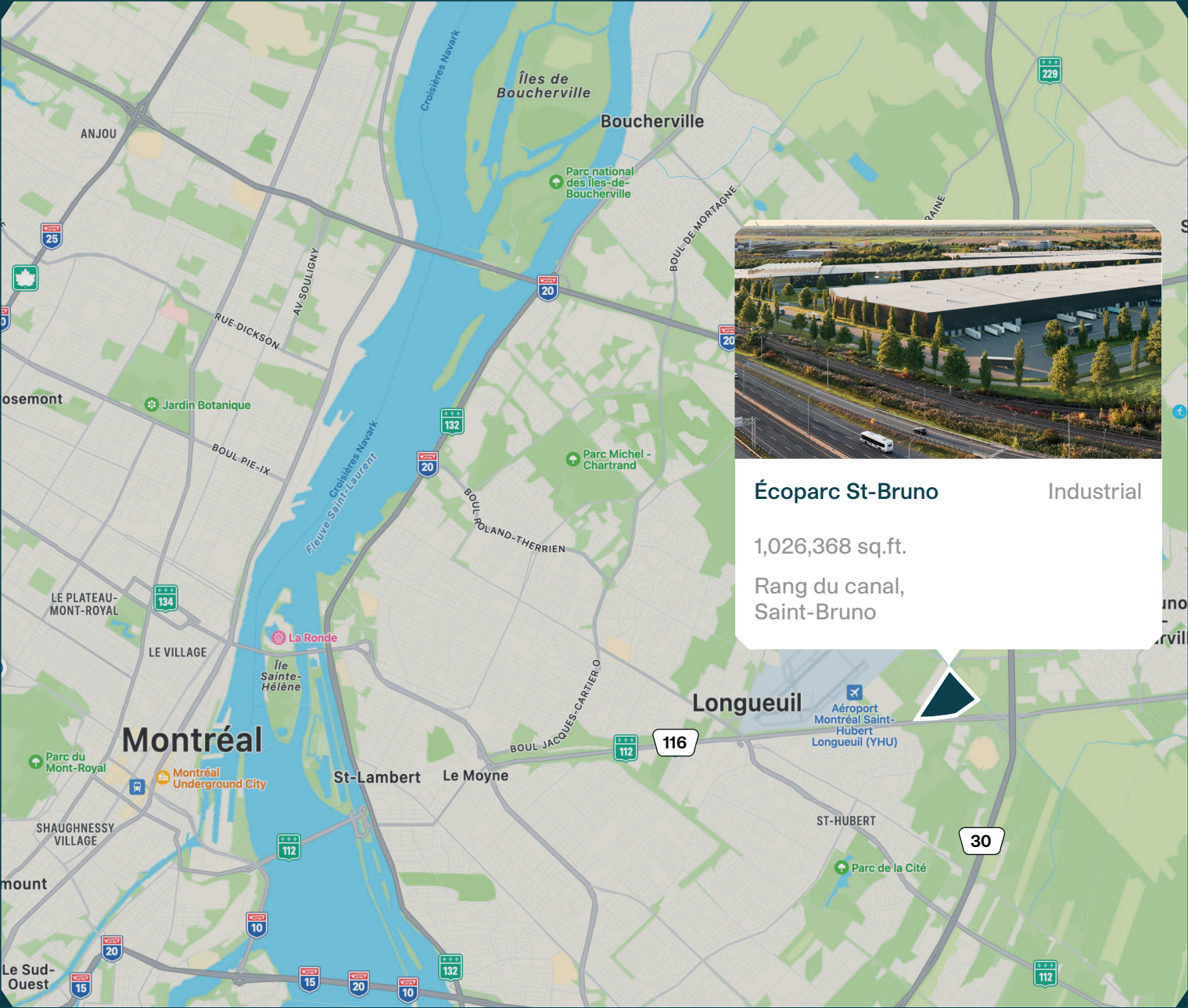


Écoparc Saint-Bruno



MONTONI

Building on our word
for tomorrow



Écoparc St-Bruno Industrial

1,026,368 sq.ft.

Rang du canal,
Saint-Bruno



LAND

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

BUILDINGS AVAILABLE SPACES		
A	BUILDING A	432,859 sq. ft.
B	BUILDING B	593,509 sq. ft.

ACCESS

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

Neighborhood Map



NEIGHBORHOOD

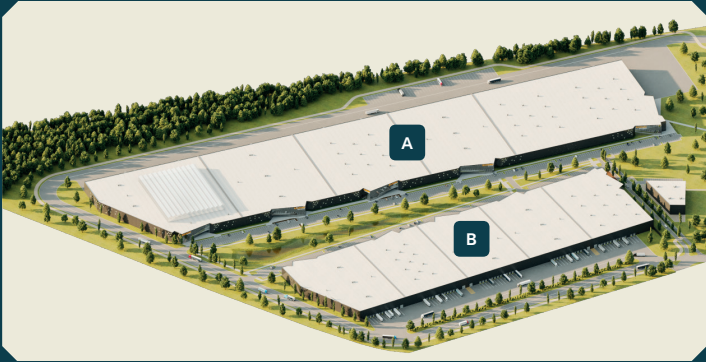
- 01 St-Hubert Airport
- 02 Train station
- 03 Business park
- 04 Promenades Saint-Bruno
- 05 Residential sector
- 06 Amazon
- 07 Molson Coors
- 08 Wiptec

Neighborhood Map



NEIGHBORHOOD
01 Wiptec
02 Master
03 Colabor
04 Gare Saint-Bruno

AVAILABLE SPACES		
A	Building A	432,859 sq.ft.
B	Building B	593,509 sq.ft.



TOTAL BUILDING AREA

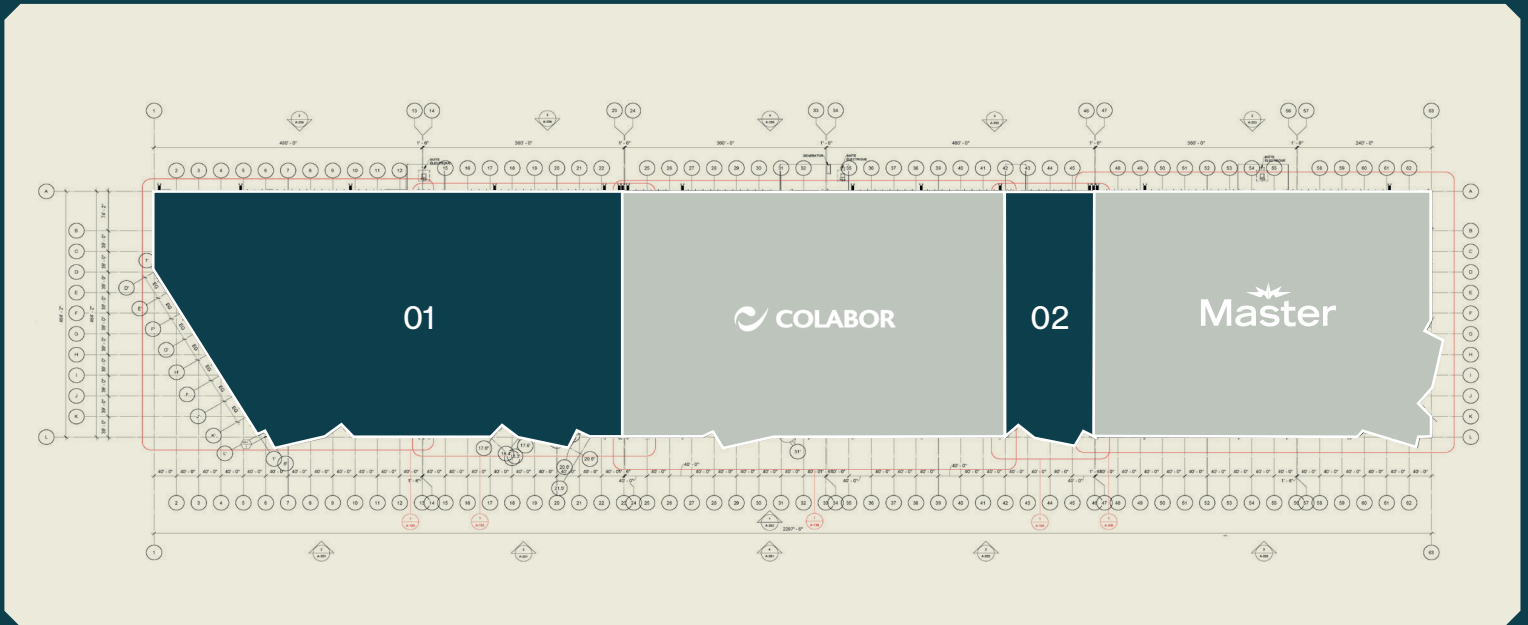
A	BUILDING A	432,859 sq.ft.
B	BUILDING B	593,509 sq.ft.



01 - 357,859 sq. ft.
02 - 75,000 sq. ft.
03 - 593,509 sq. ft.

Building A

Ground floor plan



01 - 357,859 sq. ft.

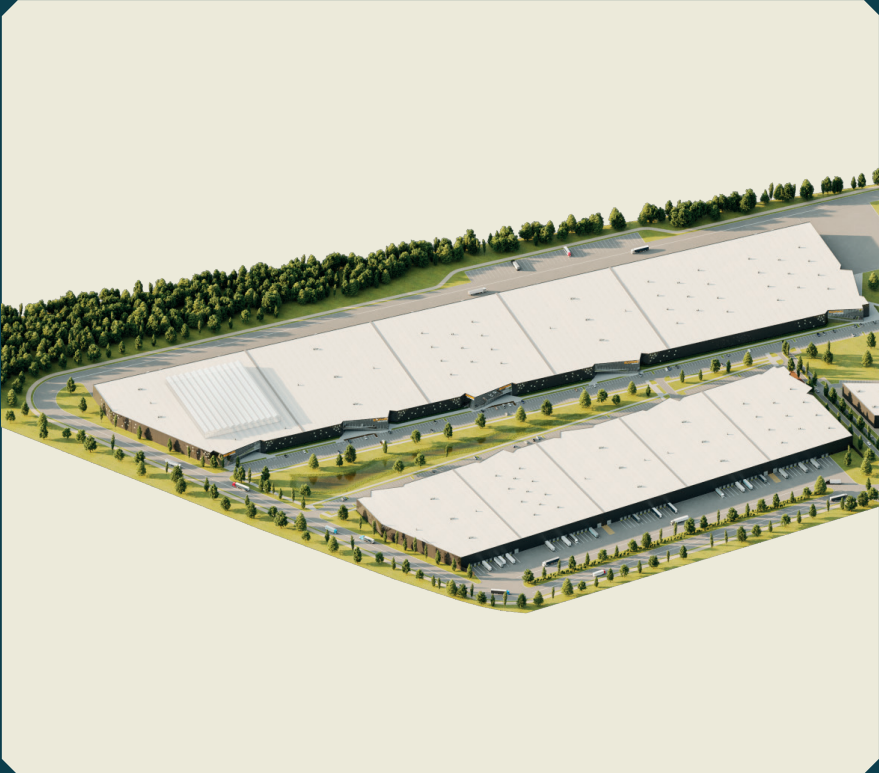
02 - 75,000 sq. ft.

Architectural floor plan of a five-story building, divided into five numbered units (01, 02, 03, 04, 05). The plan shows a long, narrow layout with a central corridor and multiple entrances. Dimensions are provided for various sections. The building is surrounded by a parking lot with several cars parked. The plan is oriented with North at the top.

Contact : Alexandre Bouchard abouchard@groupefontoni.com T 438 686-3060

Perspectives





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.

- Year of construction : 2023
- Number of potential spaces:
 - Building A : 4
 - Building B : 5
- Total building area : 1,657,508 sq. ft.
 - Available space building A : 432,859 sq. ft.
 - Available space building B : 593 509 sq. ft.
- 8" structural slab in warehouse
- Garage doors "Drive-in" :
 - Building A : Total of Five (5) doors
 - Dim : 14'-0" x14'-0"
 - Building B : Total of Five (5) doors
 - Dim : 14'-0" x14'-0"
- Building A bay sizes - 40' x 40'
- Building B bay sizes - 40' x 36'
- Loading dock doors :
 - Building A : Total of Ninety-five (95) doors
 - Dim : 9' x 11'3"
 - Building B: Total of Sixty (60) doors
 - Dim : 9' x 11'3"
- Galvanised vertical hydraulic dock levelers
 - Capacity: 40,000 lbs.
- Clear Height - Warehouse: 40 ft
- Fire protection - ESFR sprinkler system
- Electrical entry to building:
 - Building A : 5,000 A
 - Building B : 5,000 A
- Warehouse lighting - LED producing 300lux

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For any questions related to this
presentation, please contact:
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