

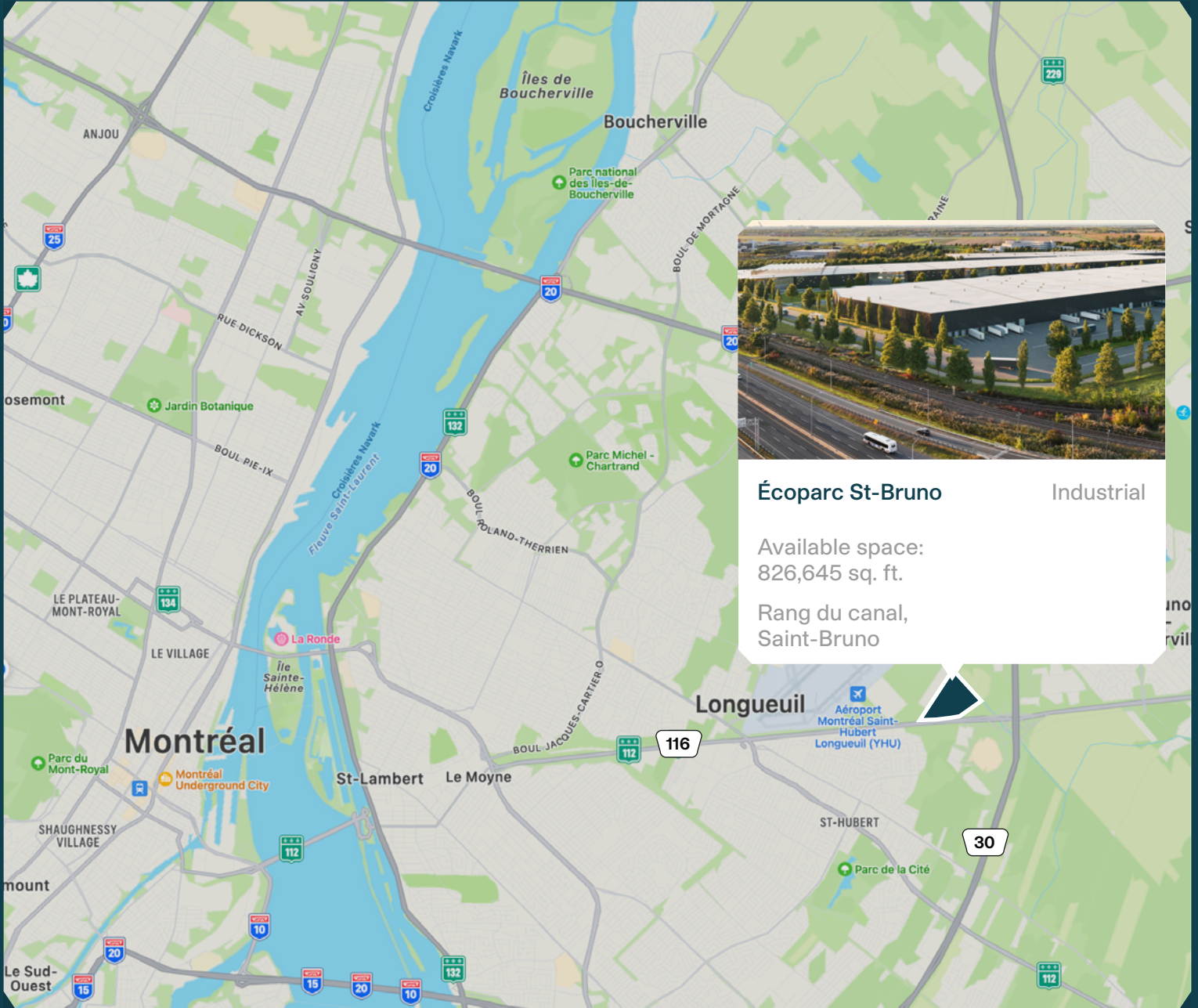
# Écoparc Saint-Bruno



**MONTONI**

Building on our word  
for tomorrow





**Écoparc St-Bruno** Industrial

Available space:  
826,645 sq. ft.

Rang du canal,  
Saint-Bruno



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



# Neighborhood Map



## NEIGHBORHOOD

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



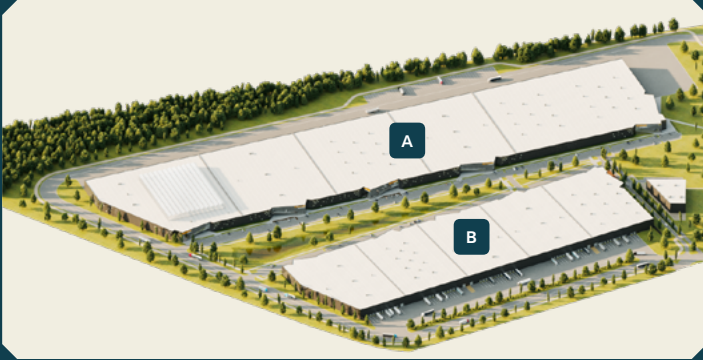
# Neighborhood Map



## AVAILABLE SPACE

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





AVAILABLE SPACE

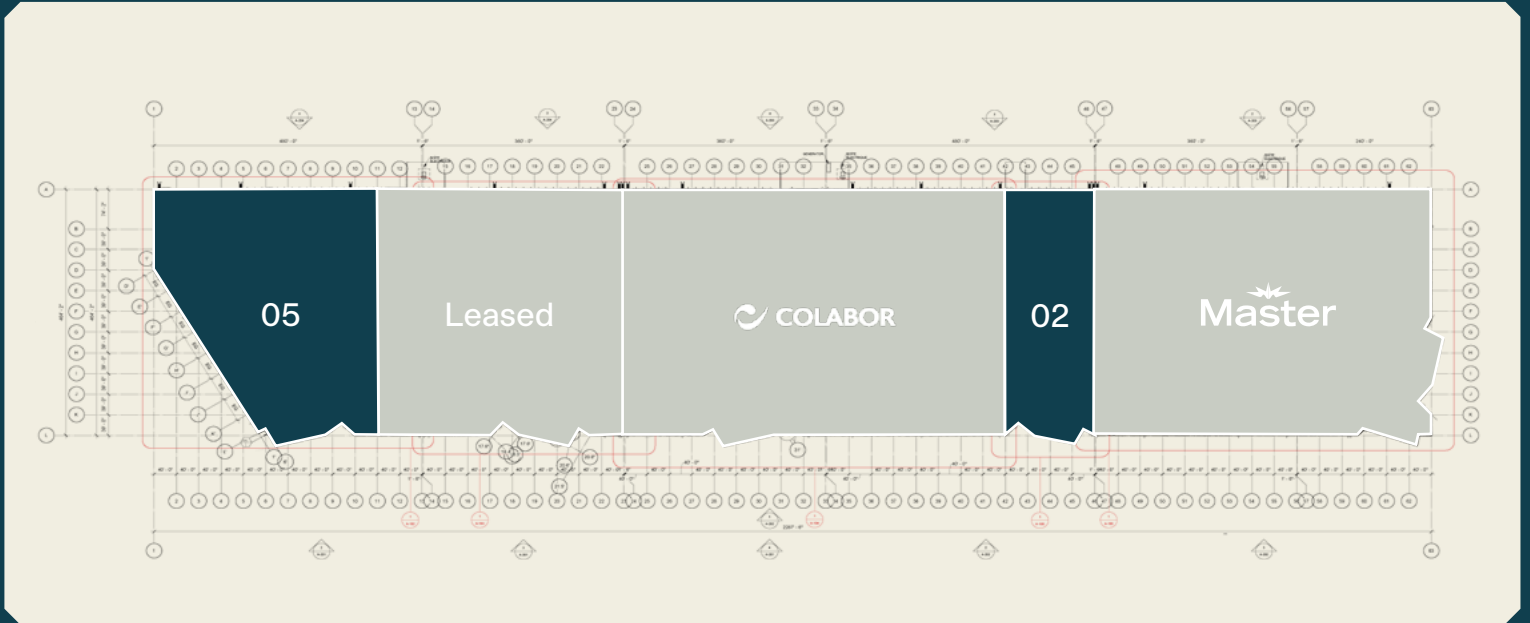
- A** BUILDING A 233,136 sq. ft.
- B** BUILDING B 593,509 sq. ft.



- 02 - 75,000 sq. ft.
- 05 - 158,136 sq. ft.
- 03 - 593,509 sq. ft.



# Building A Ground floor plan



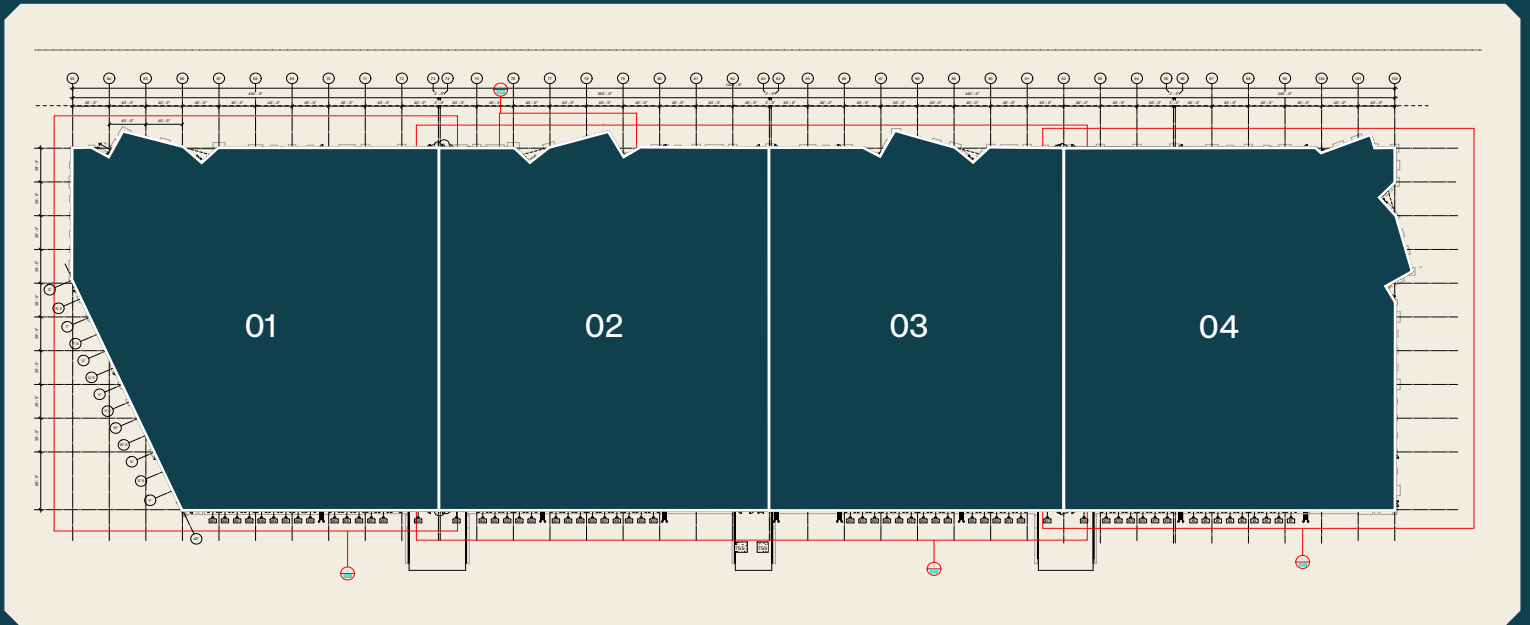
02 - 75,000 sq. ft.

05 - 158,136 sq. ft.



# Building B

## Ground floor plan



01  
150,134 sq. ft.

02  
142,906 sq. ft.

03  
149,897 sq. ft.

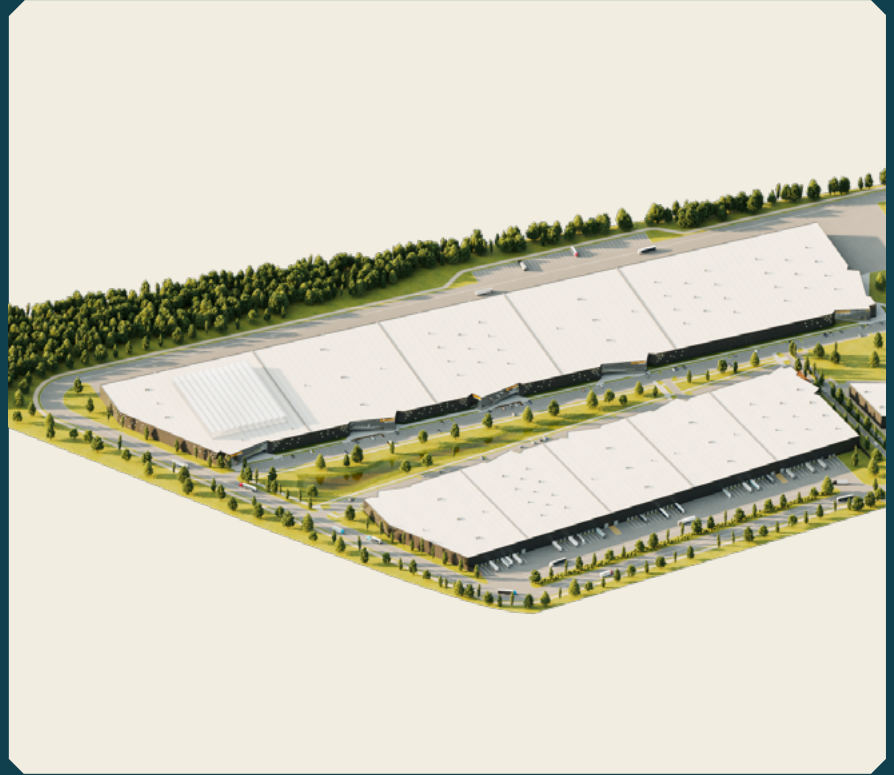
04  
150,572 sq. ft.

# 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"

# MONTONI

For any questions related to this  
presentation, please contact:  
[abouchard@groupemontoni.com](mailto:abouchard@groupemontoni.com)