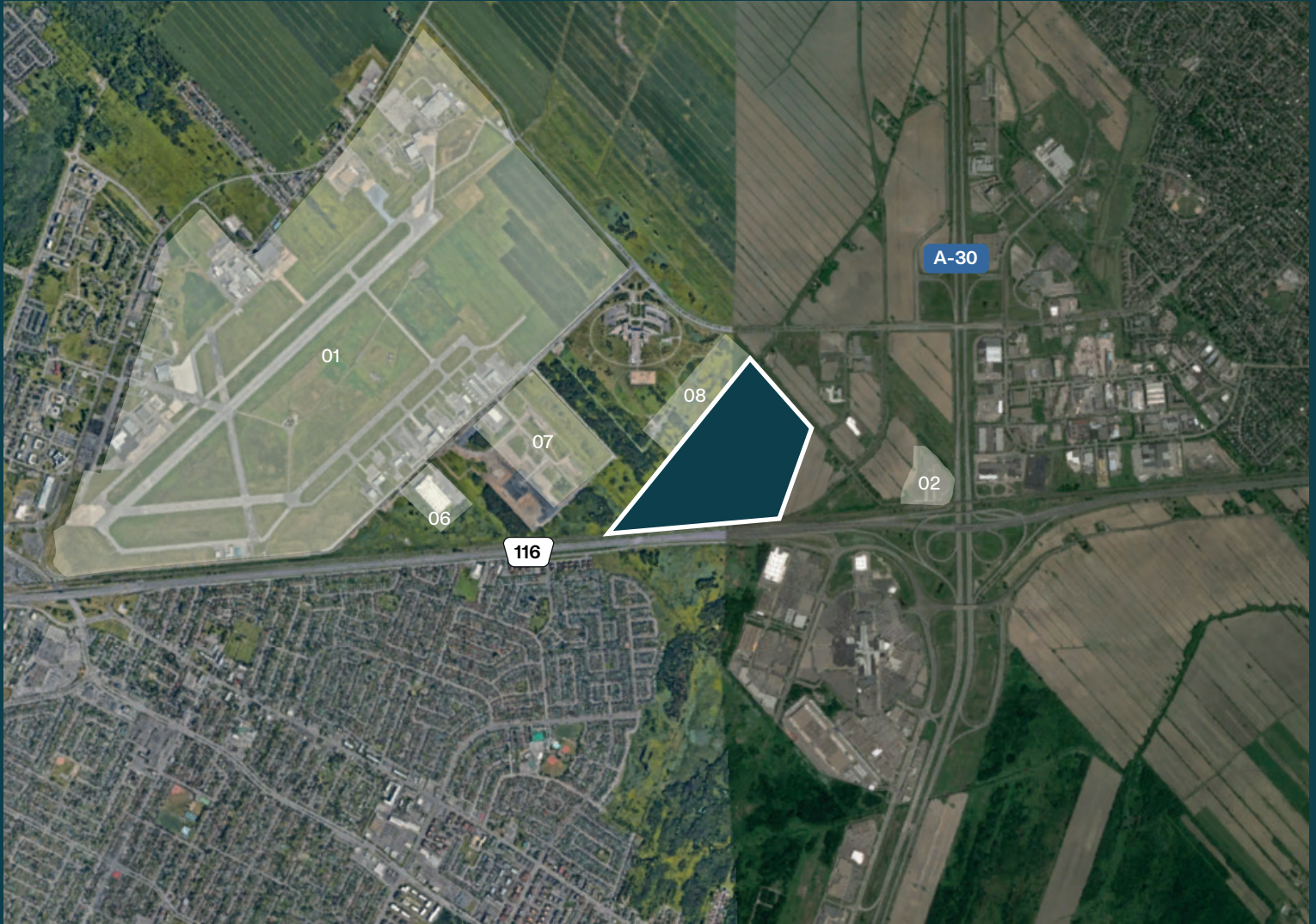


# Écoparc Saint-Bruno





# 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

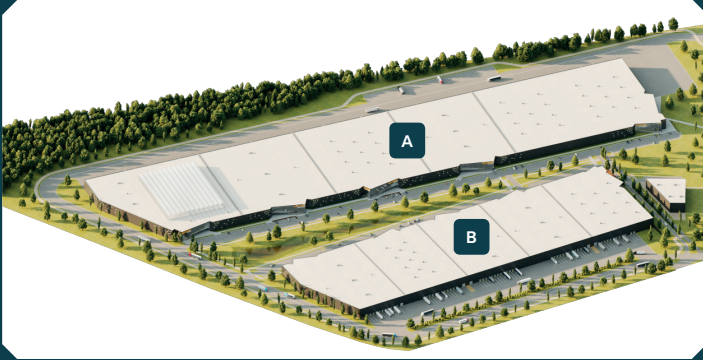
## AVAILABLE SPACE

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

## LAND

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

# Site plan



## AVAILABLE SPACES

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

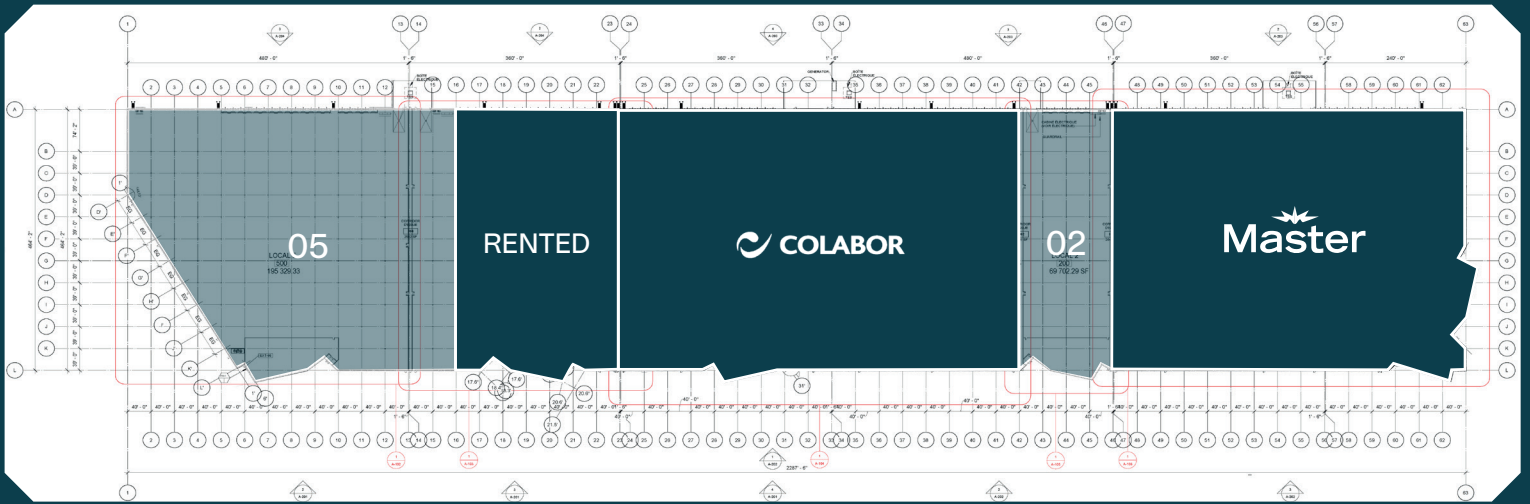


02 - 75,000 sq. ft.

05 - 158,136 sq. ft.

03 - 593,509 sq. ft.

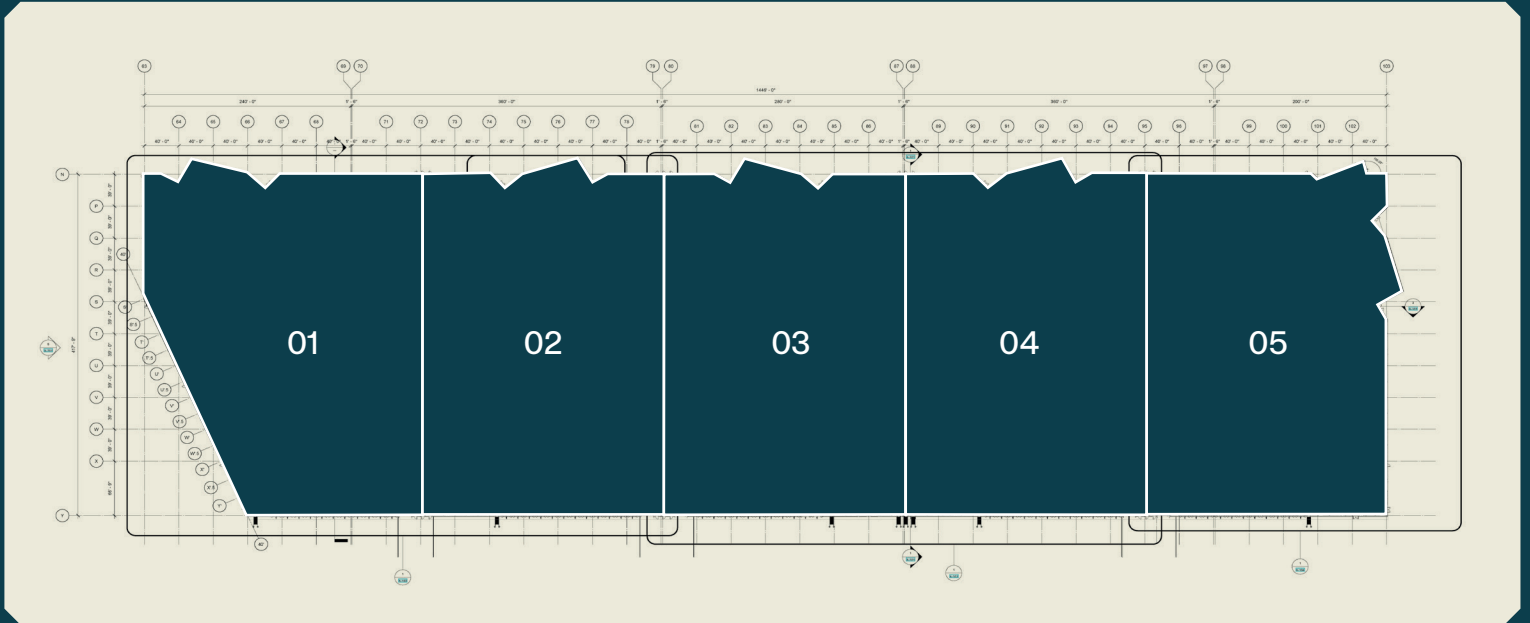
# Building A Ground floor plan



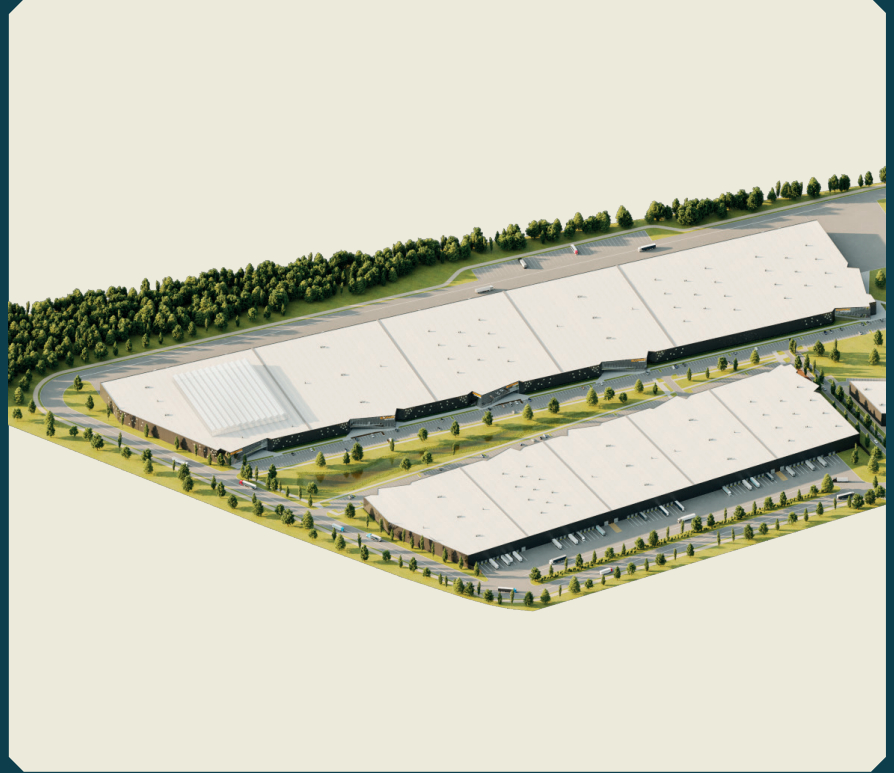
02 - 75,000 sq. ft.

05 - 158,136 sq. ft.

# Building B Ground floor plan



01	02	03	04	05
115,153 sq. ft.	117,049 sq. ft.	115,572 sq. ft.	117,054 sq. ft.	118,318 sq. ft.



Certifications aimed

Relevant Information



**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.



**Net Zero Carbon Certification**

A high energy performance that minimizes greenhouse gas emissions from its operation and the production of its materials.

- Year of construction : 2023
- Number of potential spaces:
  - Building A : 5
  - Building B : 5
- Total building area : 1,657,508 sq. ft.  
Available space building A : 233,136 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 : 10,000 A
  - Building B : 5,000 A
- Warehouse lighting - LED producing 300lux



# MONTONI

For any questions related to this  
presentation, please contact:  
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