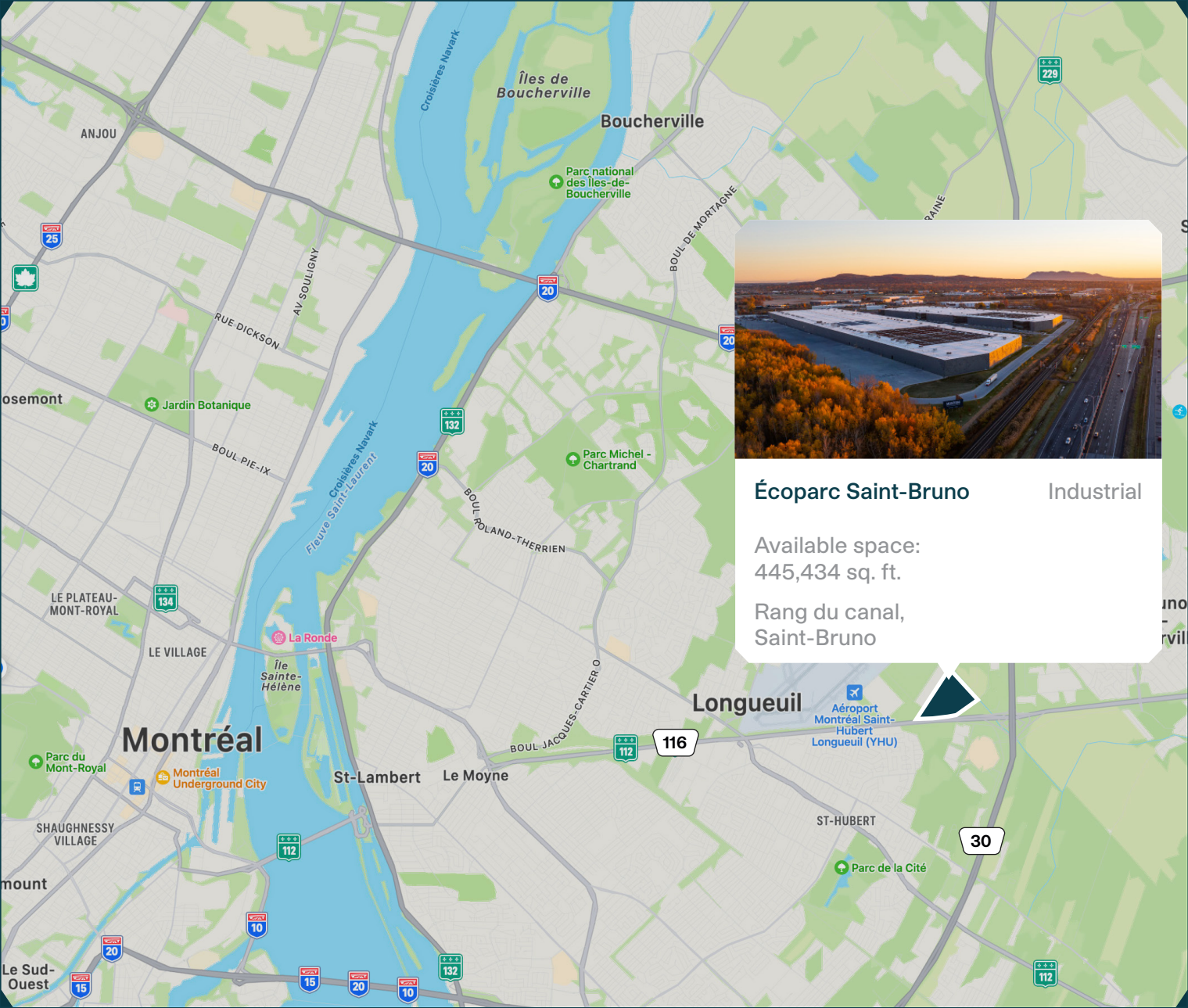


# Écoparc Saint-Bruno



**MONTONI**

Building on our word  
for tomorrow



# Neighbourhood Map



LAND

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

AVAILABLE SPACE

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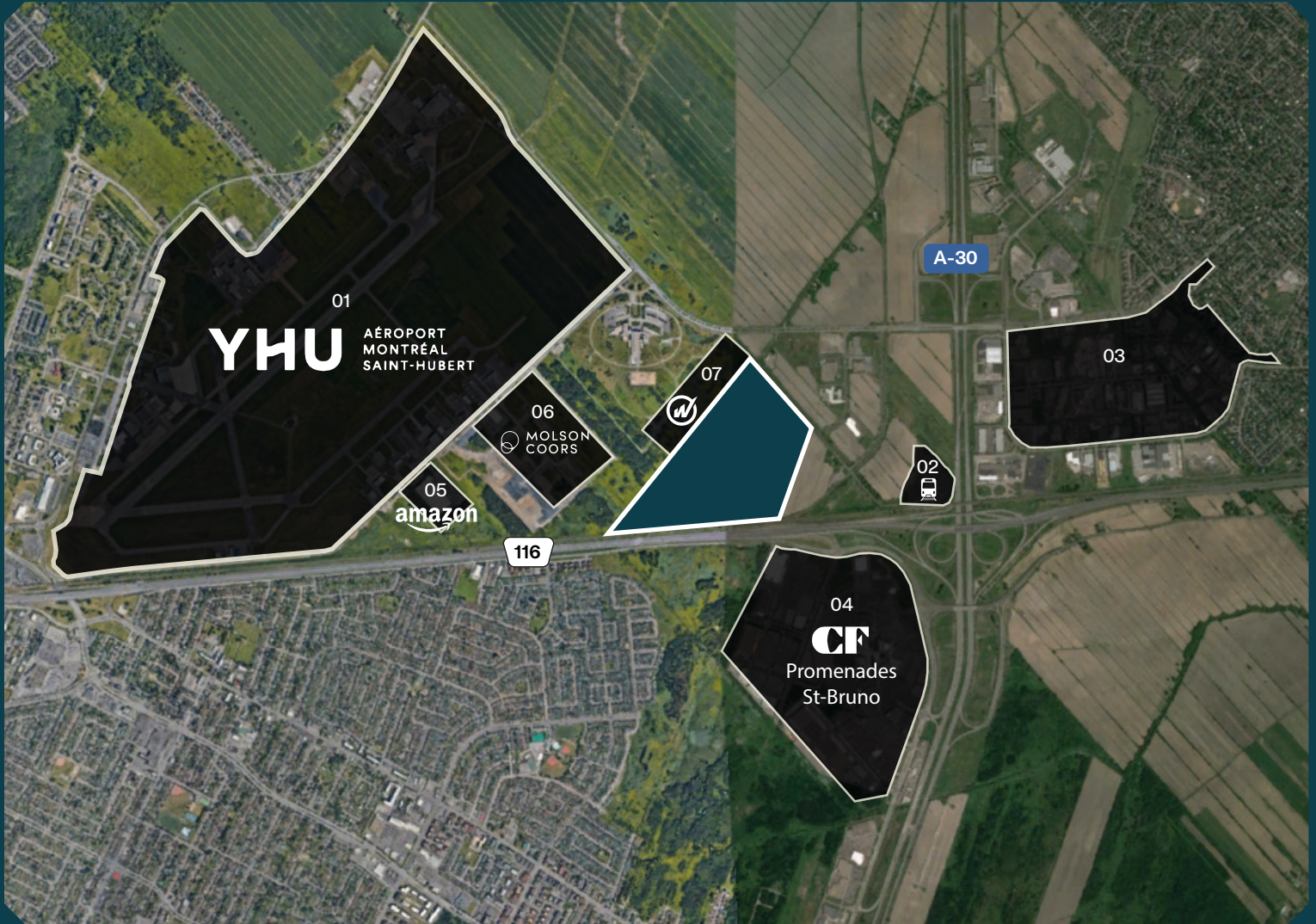
|   |            |                 |
|---|------------|-----------------|
| A | BUILDING A | 75,000 sq. ft.  |
| B | BUILDING B | 370,434 sq. ft. |

ACCESS

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

# Neighbourhood Map



## NEIGHBOURHOOD

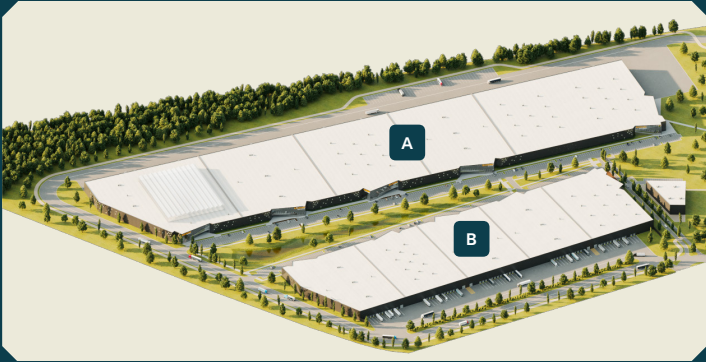
- 01 St-Hubert Airport
- 02 Train station
- 03 Business park
- 04 Promenades Saint-Bruno
- 05 Amazon
- 06 Molson Coors
- 07 Wiptec

# Neighbourhood Map



## AVAILABLE SPACE

|   |            |                 |
|---|------------|-----------------|
| A | Building A | 75,000 sq. ft.  |
| B | Building B | 470,434 sq. ft. |



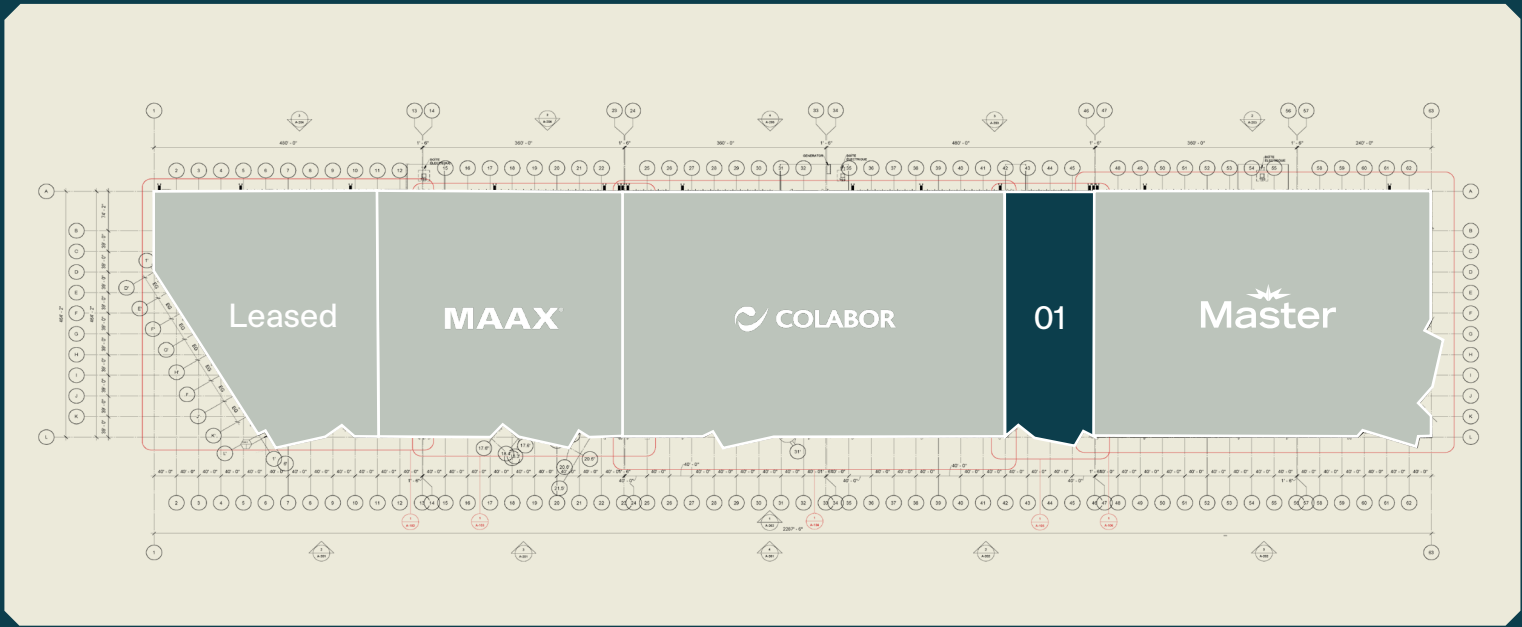
AVAILABLE SPACE

- A BUILDING A 75,000 sq. ft.
- B BUILDING B 470,434 sq. ft.



01 - 75,000 sq. ft.  
02 - 470,434 sq. ft.

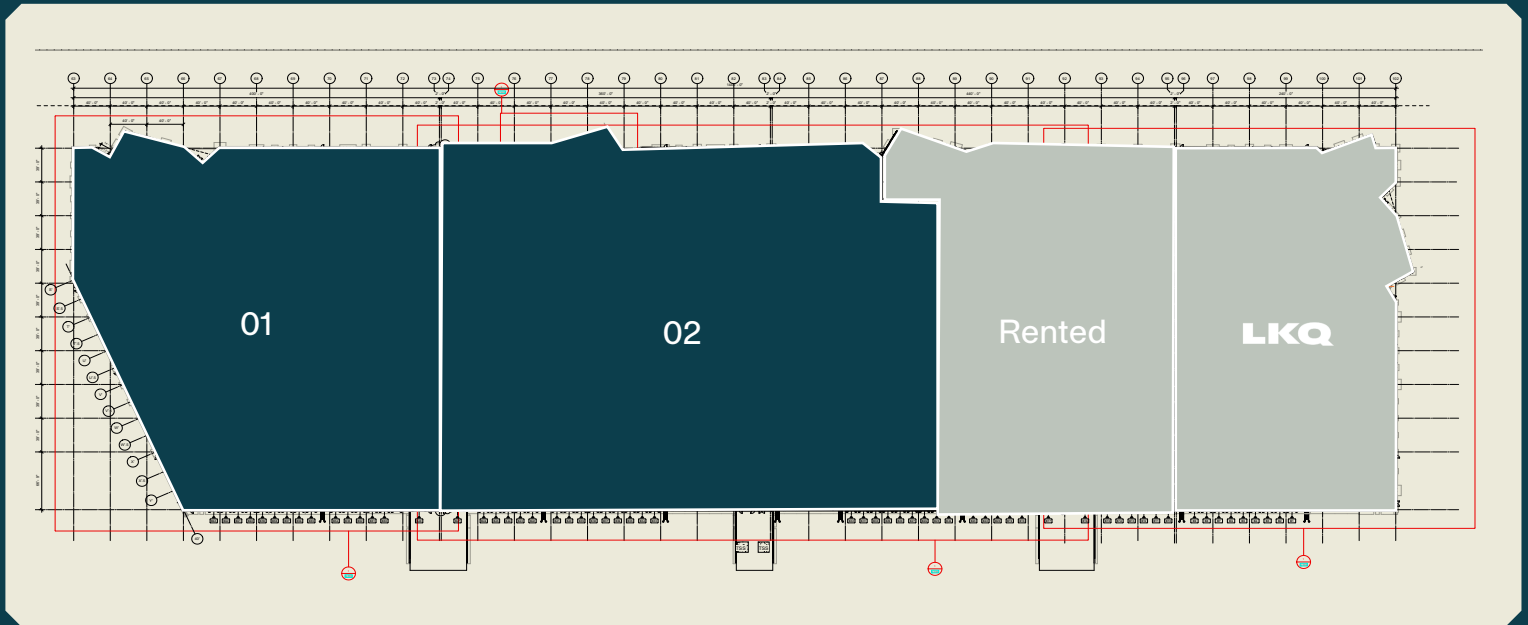
# Building A Ground Floor Plan



01 - 75,000 sq. ft.

# Building B

## Ground Floor Plan



01 - 152,631 sq. ft.

02 - 217,803 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
- Available - Immediately
- 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
- Available space Building A - 75,000 sq. ft.  
Available space Building B - 370,434 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 39'-0"

# MONTONI

For any questions related to this  
presentation, please contact:  
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