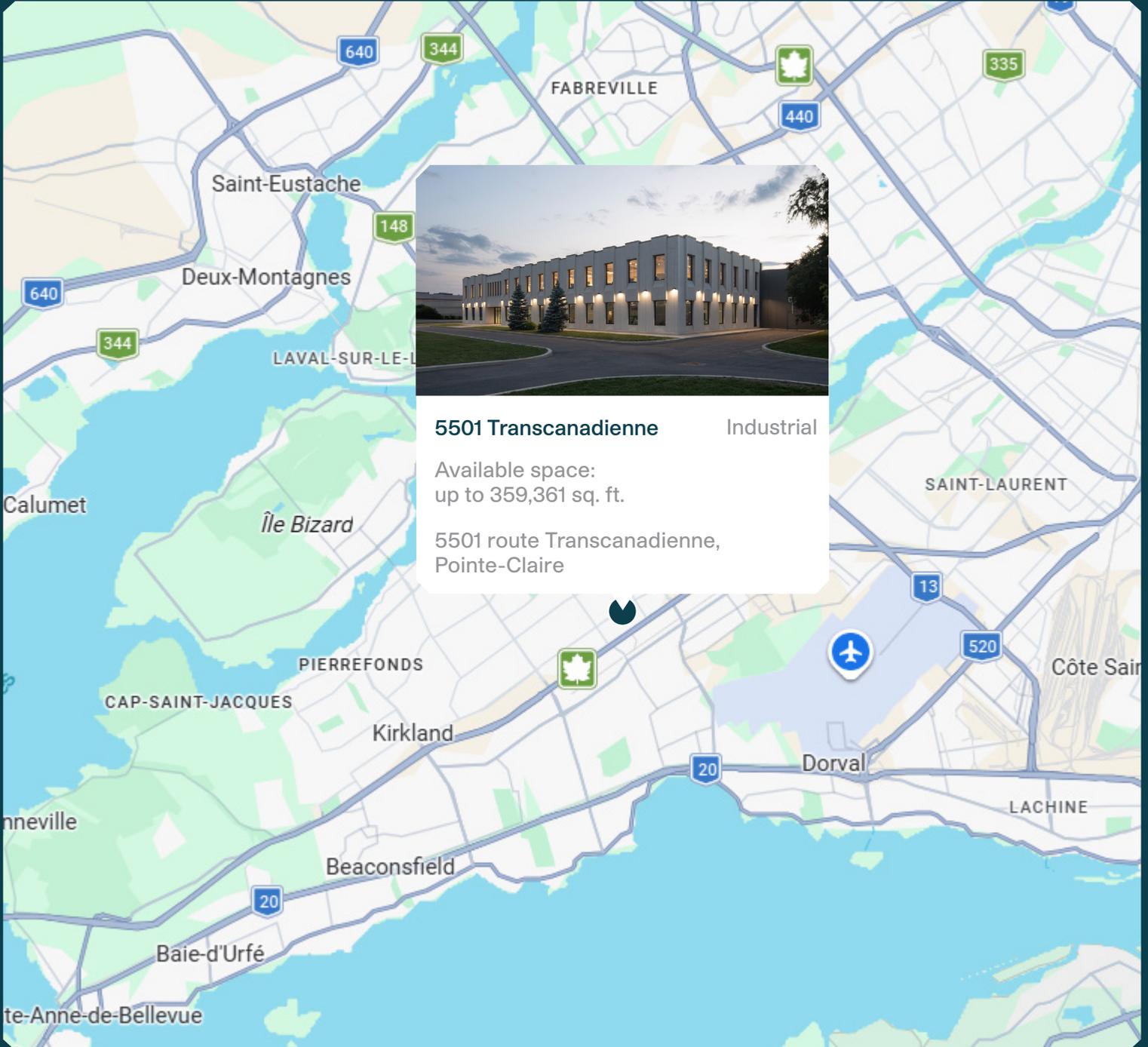
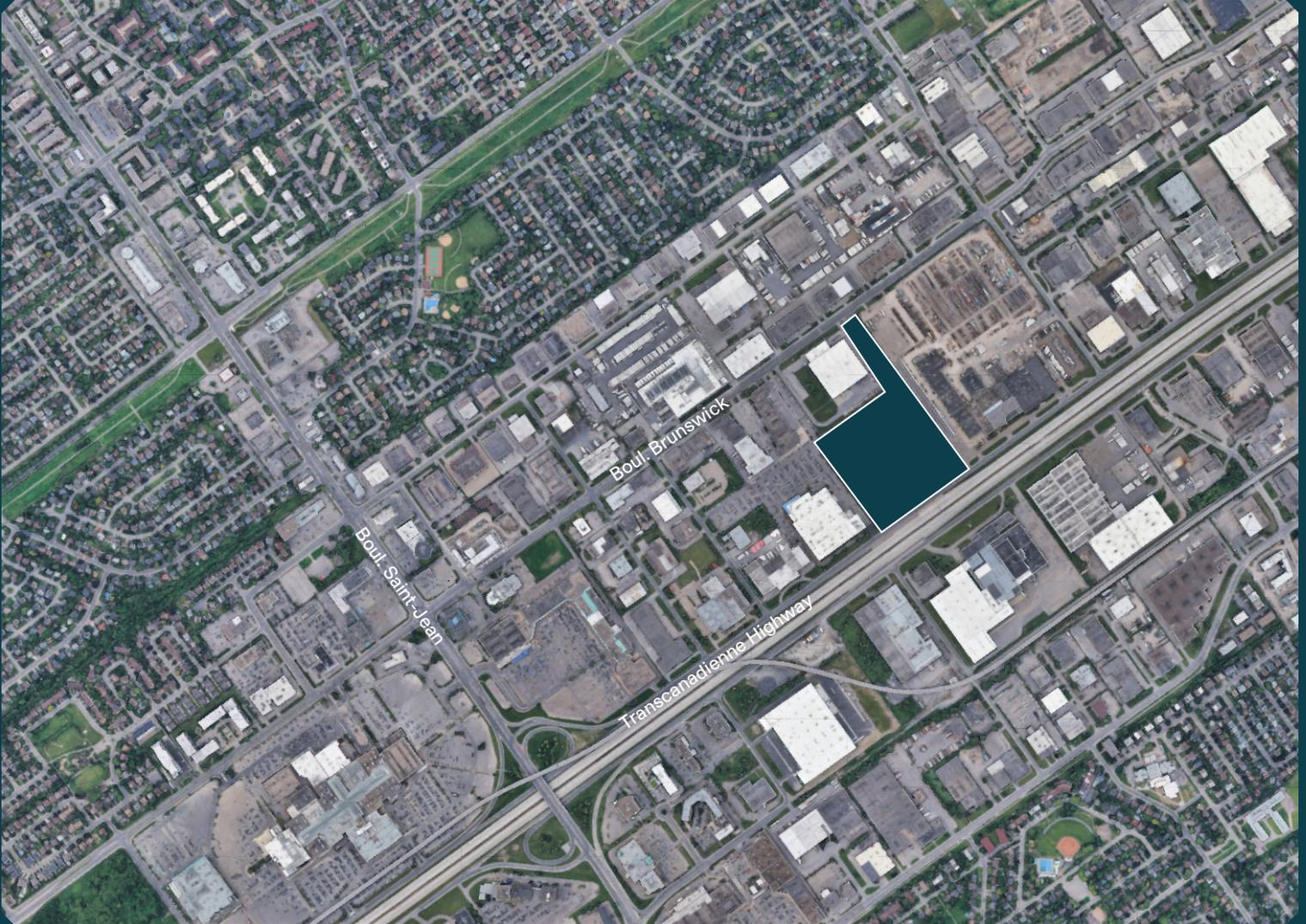


5501 Transcanadienne





Neighbourhood Map



LAND

Total area - 730,562 sq. ft.

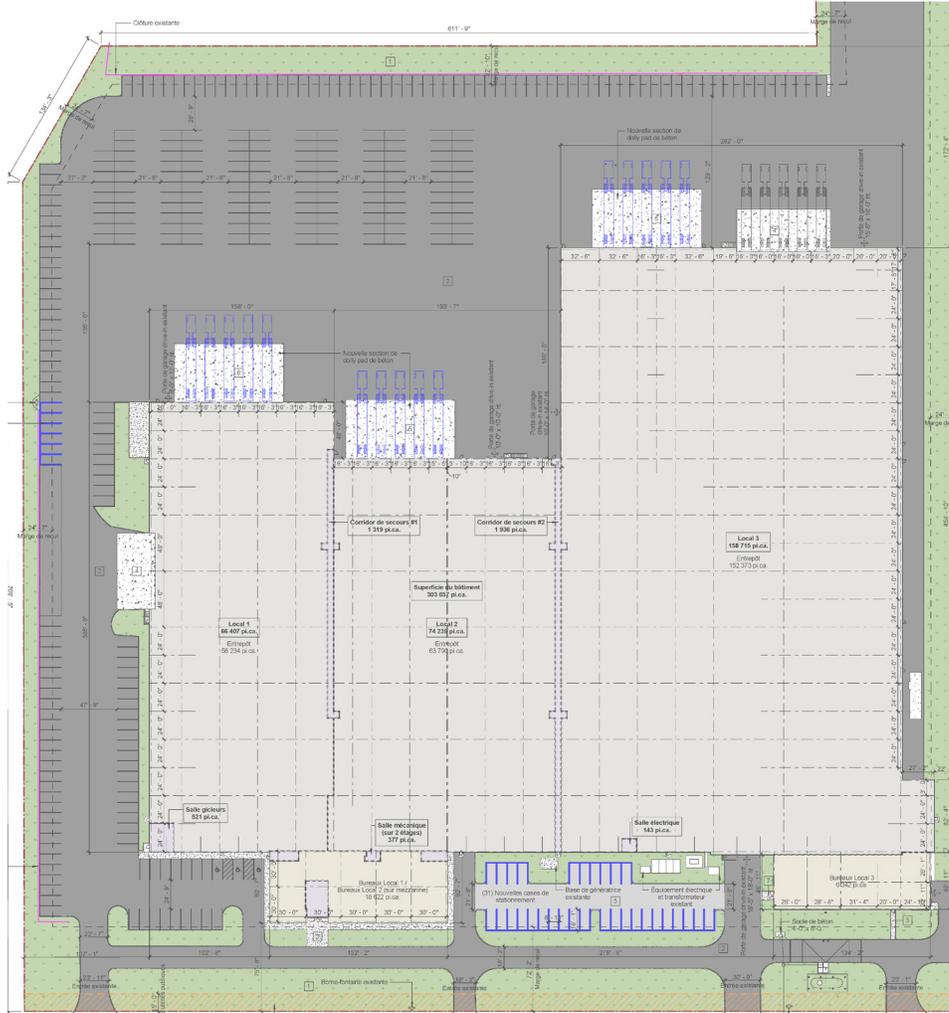
AVAILABLE SPACE

Building - up to 359,361 sq. ft.

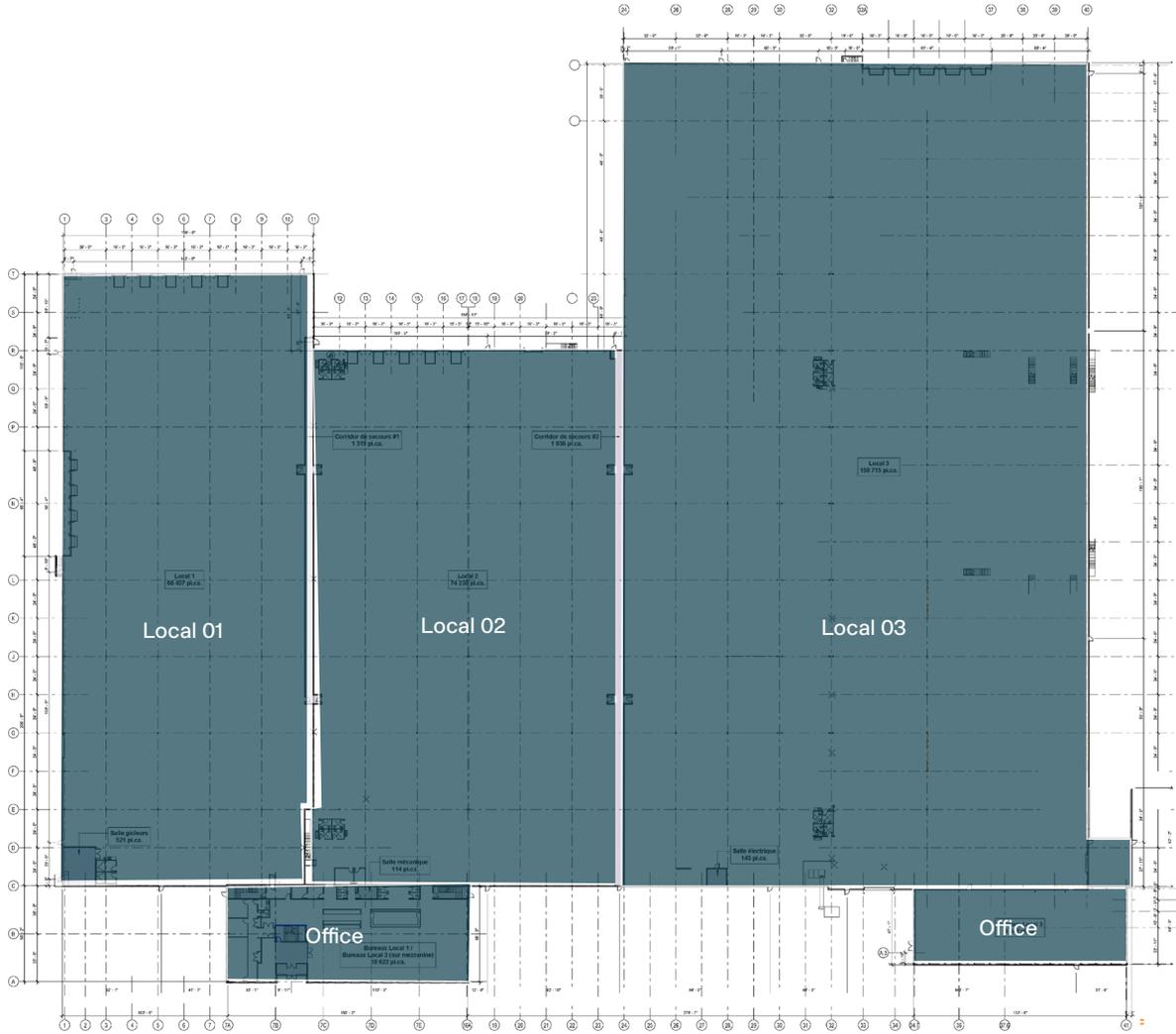
ACCESS

Brunswick Boulevard
Easy access to Transcanadienne highway

Actual Site Plan



Actual Building Plan



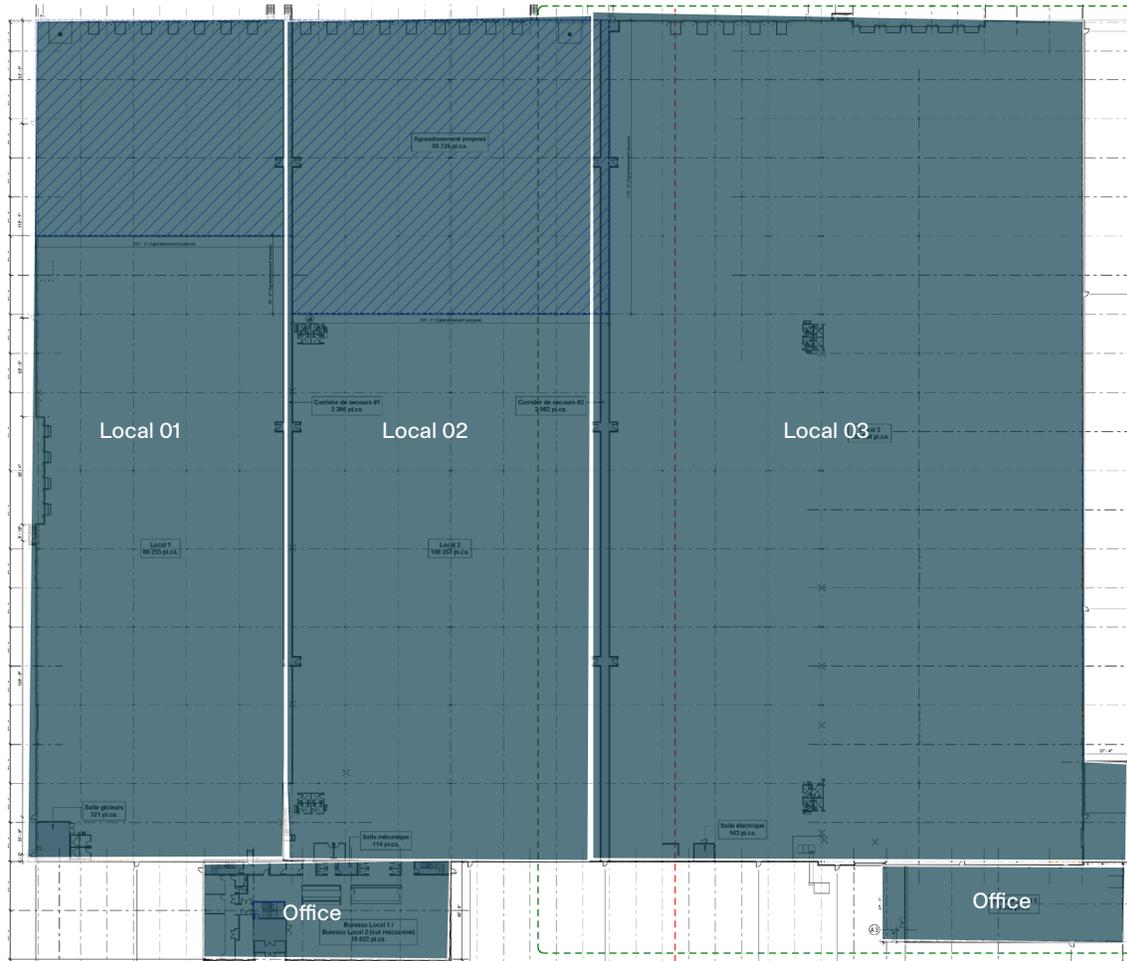
AVAILABLE SPACE - WAREHOUSE

- Local 01 - 78,082 sq. ft.
- Local 02 - 97,814 sq. ft.
- Local 03 - 158,554 sq. ft.

AVAILABLE SPACE - OFFICE

- Local 01 - Ground Floor - 8,173 sq. ft.
- Local 02 - Mezzanine - 10,449 sq. ft.
- Local 03 - Ground Floor - 6,342 sq. ft.

Building Plan with Expansion



AVAILABLE SPACES – WAREHOUSE

- Local 01 – 78,082 sq ft
- Local 02 – 97,814 sq ft
- Local 03 – 158,554 sq ft

AVAILABLE SPACES – OFFICE

- Local 01 – Ground Floor – 8,173 sq ft
- Local 02 – Mezzanine – 10,449 sq ft
- Local 03 – Ground Floor – 6,342 sq ft

Summary



Relevant Information

- Available - Immediately
- Total land area - 730,562 sq. ft.
- Available space
 - Local 01 - 66,407 sq. ft.
 - Local 02 - 74,239 sq. ft.
 - Local 03 - 158,715 sq. ft.
 - Possible expansion of 55,726 sq. ft.
- Up to three (3) potential suites
- Parking:
 - Total of two hundred thirty-seven (237) spaces
 - Trailer parking available
- Drive-in garage doors:
 - Total of three (3) doors
 - Dimensions: 14'-0» x 14'-0»
 - One (1) door per suite
- Loading dock doors:
 - Total of twenty-six (26) doors
 - Dimensions: 9'-0» x 10'-0»
 - Local 01 - seven (7) doors
 - Local 02 - nine (9) doors
 - Local 03 - ten (10) doors
- Galvanized pneumatic loading docks:
 - Capacity - 40,000 lbs.
- Clear height - Warehouse:
 - Local 01 - 20'-0»
 - Local 02 - 20'-0»
 - Local 03 - 20'-0» and 30'-0»
- Fire protection: ESFR sprinkler system
- Building electrical service: 3,500 A
- Warehouse lighting:
 - LED fixtures producing 350 lux

MONTONI

For any questions related to this
presentation, please contact:
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