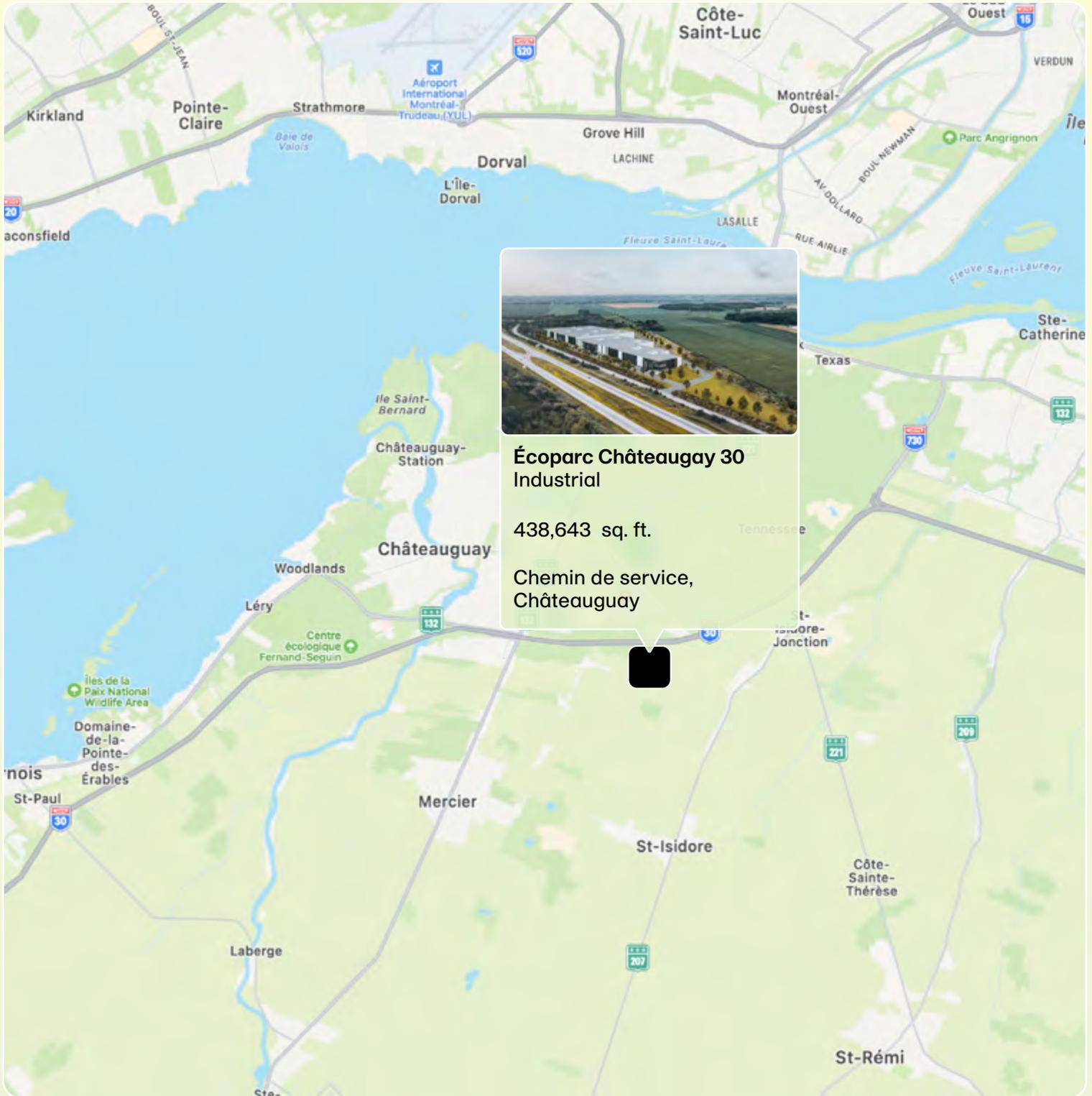


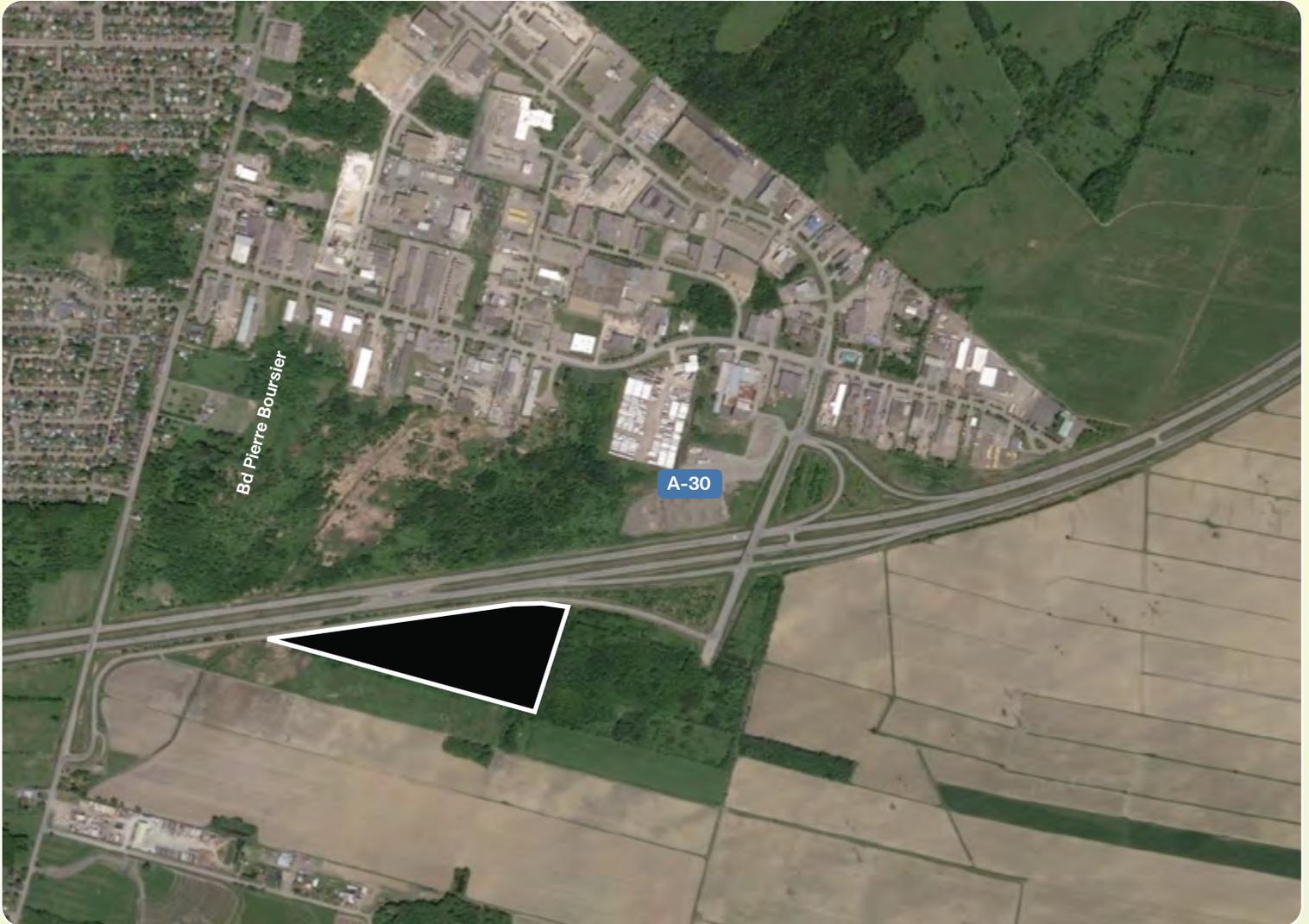
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Neighborhood Map



Land

Total area : 954,622 sq. ft.

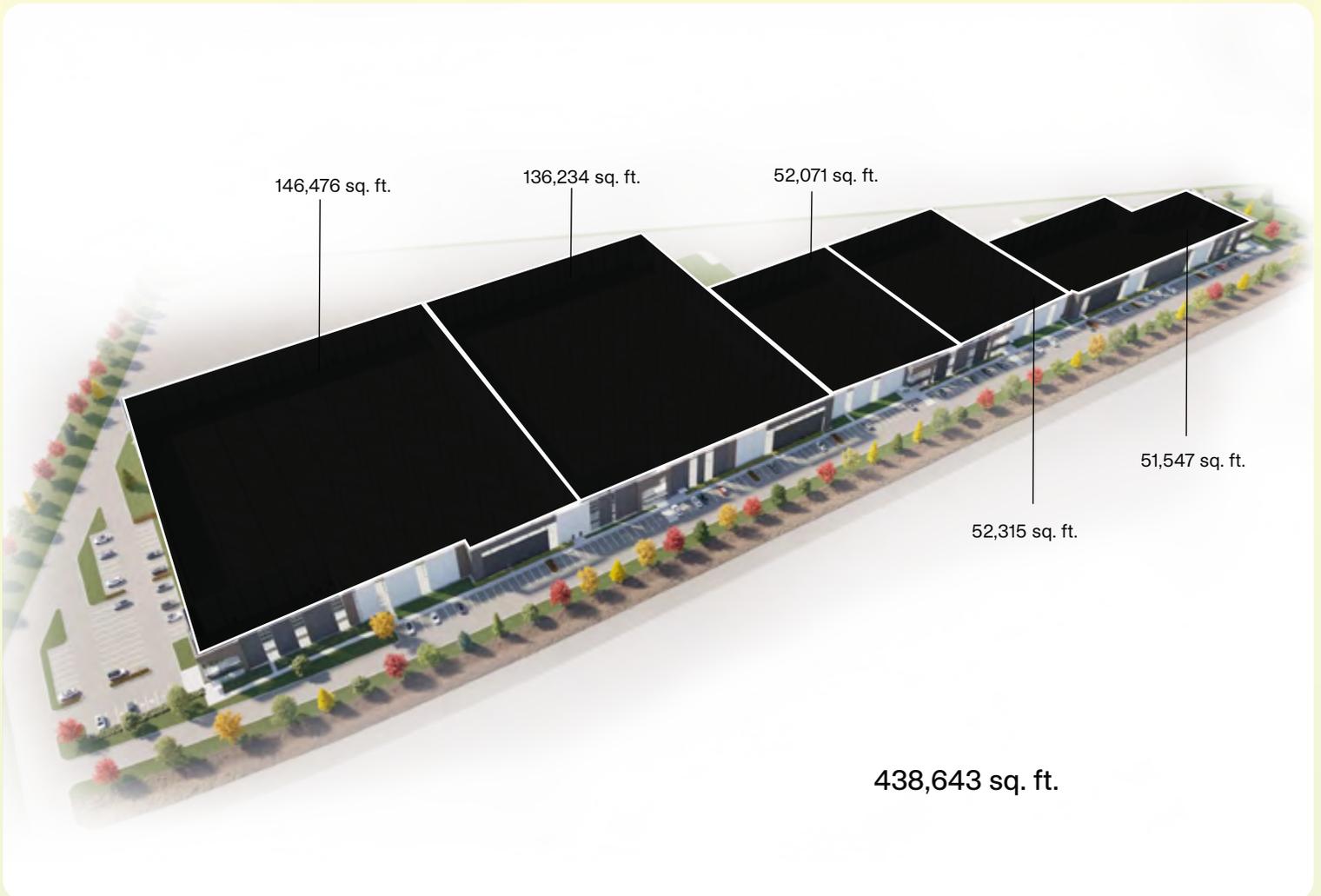
Available space

Starting at 51,547 sq. ft.
Up to 438,643 sq. ft.

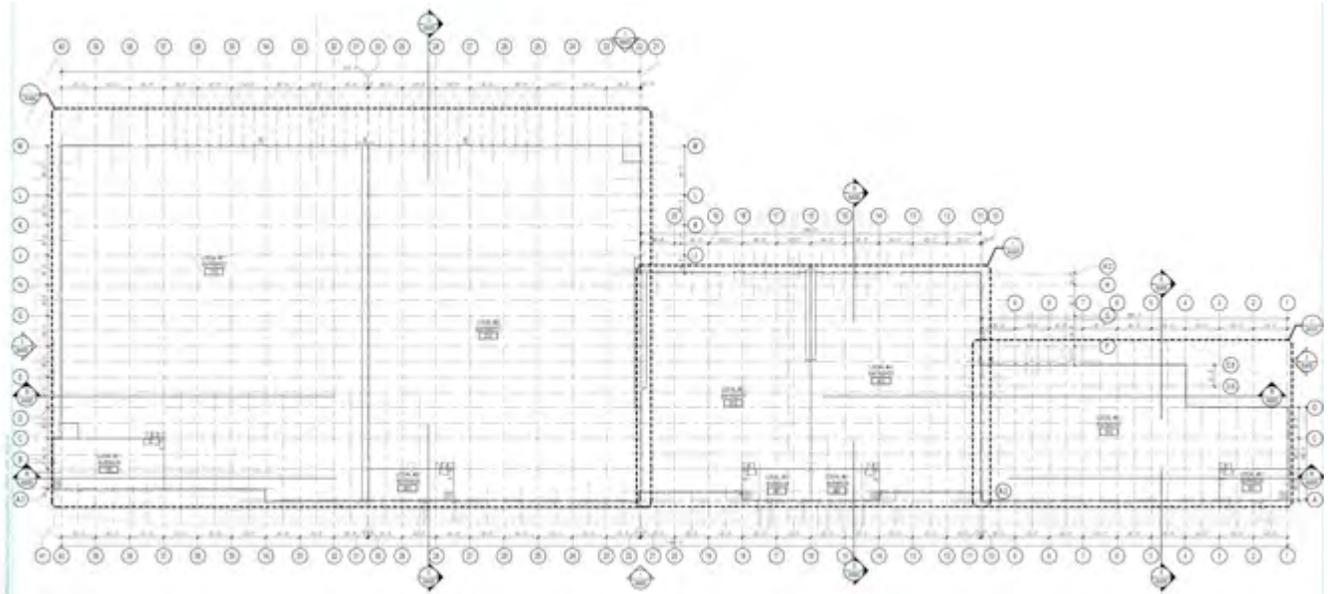
Access

Chemin de service, Châteauguay
Easy access to highway 30

Site plan



Ground floor plan



Perspectives



Summary



Projected certifications

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 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.

- Construction start date: April, 1st 2023
- Zoning: I-424
- Potential number of units : Four (4)
- Land: 954,622 sq. ft.
- Starting at 51,547 sq. ft.
- Up to 438,643 sq. ft.
- Parking : Total of 197 spaces
- 8" thick structural slab on grade in warehouse
- Drive-in garage doors:
 - Total of four (5) doors – One (1) per unit –
 - Dim: 14'-0"x 14'-0"
- Loading dock doors:
 - Total (42) doors –
 - (14) doors for Unit 1
 - (13) doors for Unit 2
 - (5) doors for Unit 3
 - (5) doors for Unit 4
 - (5) doors for Unit 5
 - Dimensions: 9' x 11' 3"
- Galvanized hydraulic dock levelers –
- Capacity: 40,000 lbs
- Clear height – Warehouse: between 32 to 40 ft
- Fire protection – ESFR sprinkler system
- Ventilated/heated warehouse – Gas-fired unit heaters
- Building electrical service: 2,500A
- Warehouse lighting – LED fixtures producing 350 lux, without glass covers
- Column spacing: 40' x 36'

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For any questions related to this presentation,
please contact: abouchard@groupe-montoni.com