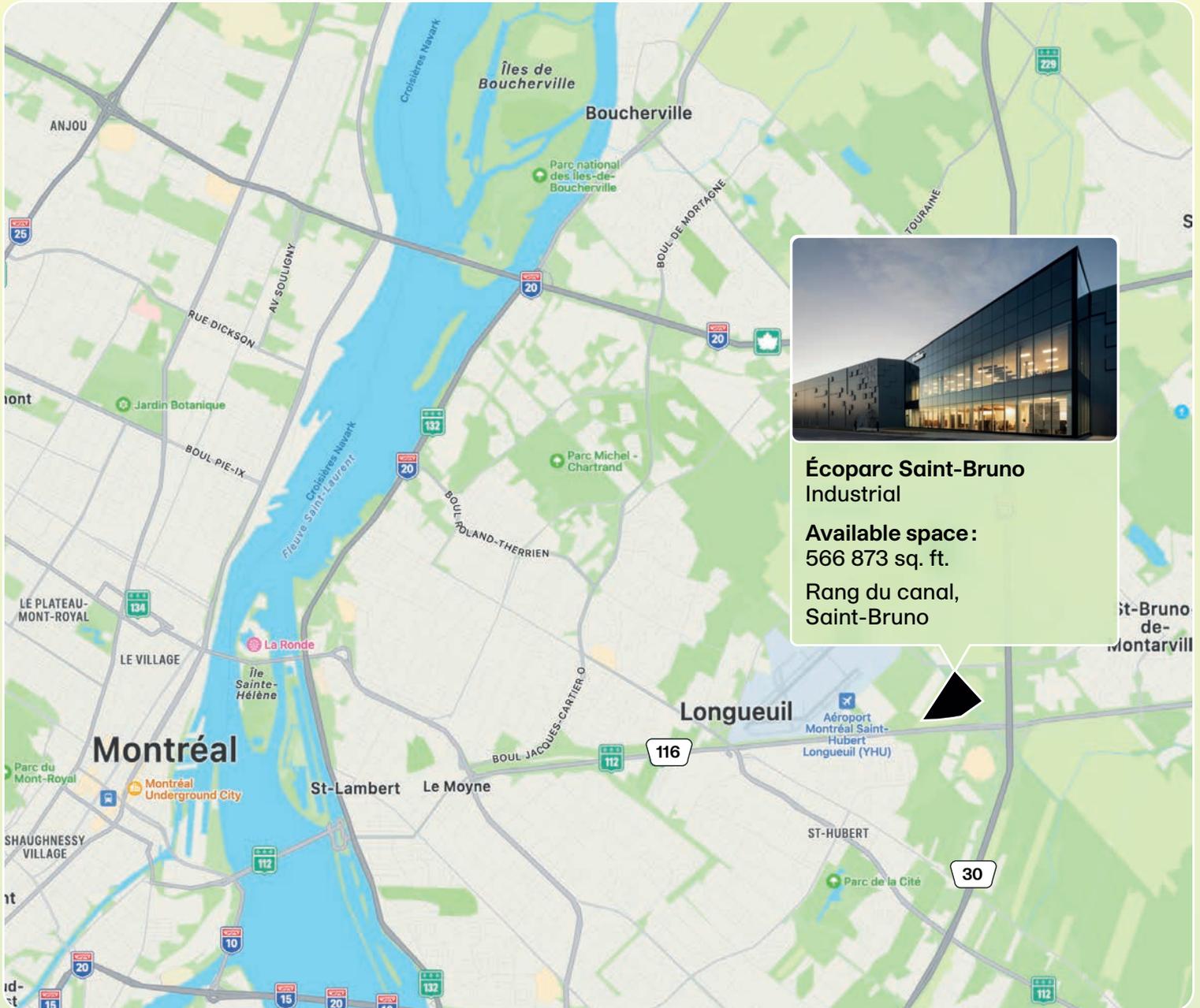


# Écoparc MONTONI

## Saint-Bruno



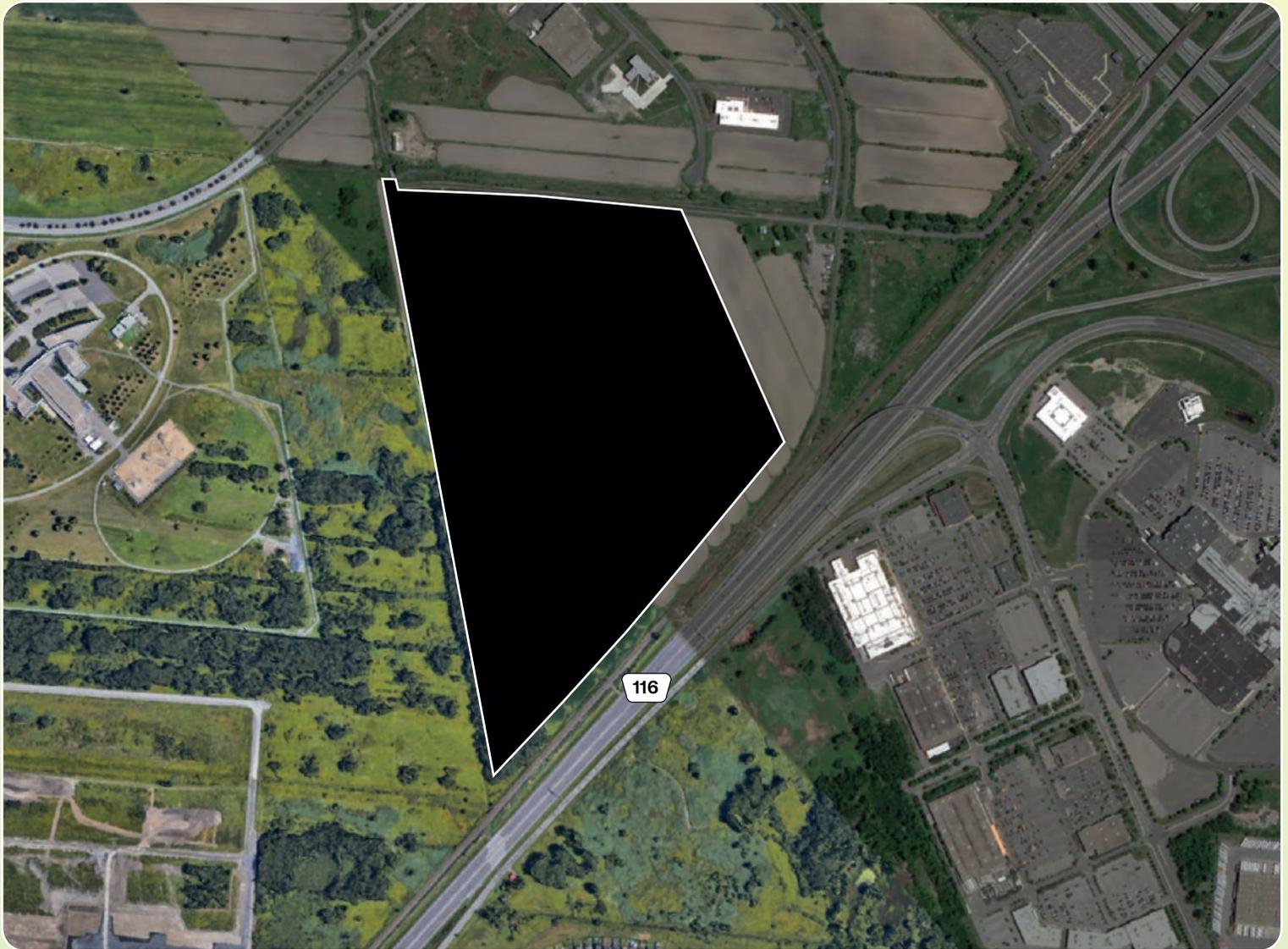


**Écoparc Saint-Bruno  
Industrial**

**Available space:**  
566 873 sq. ft.

**Rang du canal,  
Saint-Bruno**

# Neighbourhood Map



## Land

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

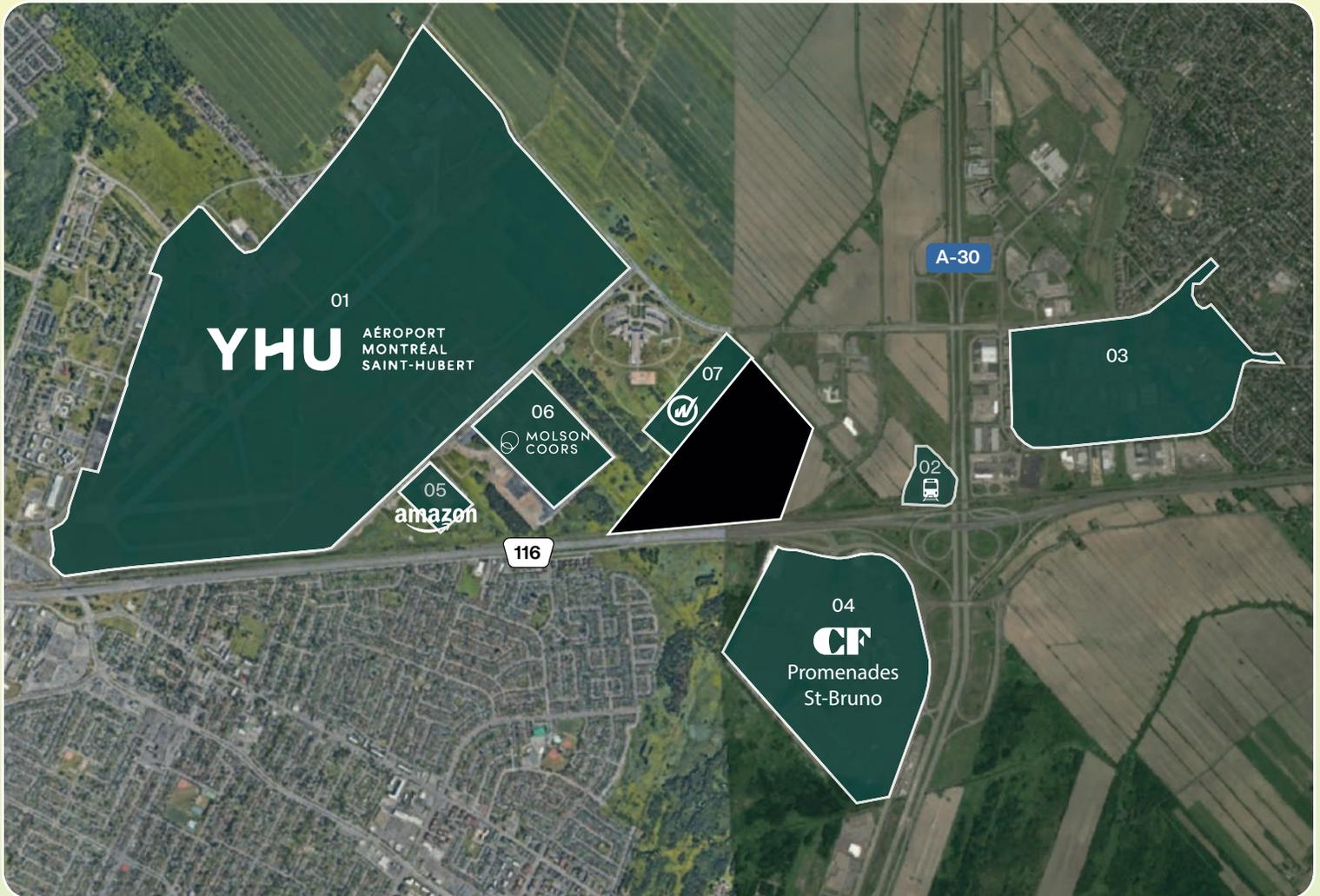
## Available space

- A** Building A 75 000 sq. ft.
- B** Building B 491 873 sq. ft.

## Access

Rang du canal, Saint-Bruno  
Easy access to highways 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

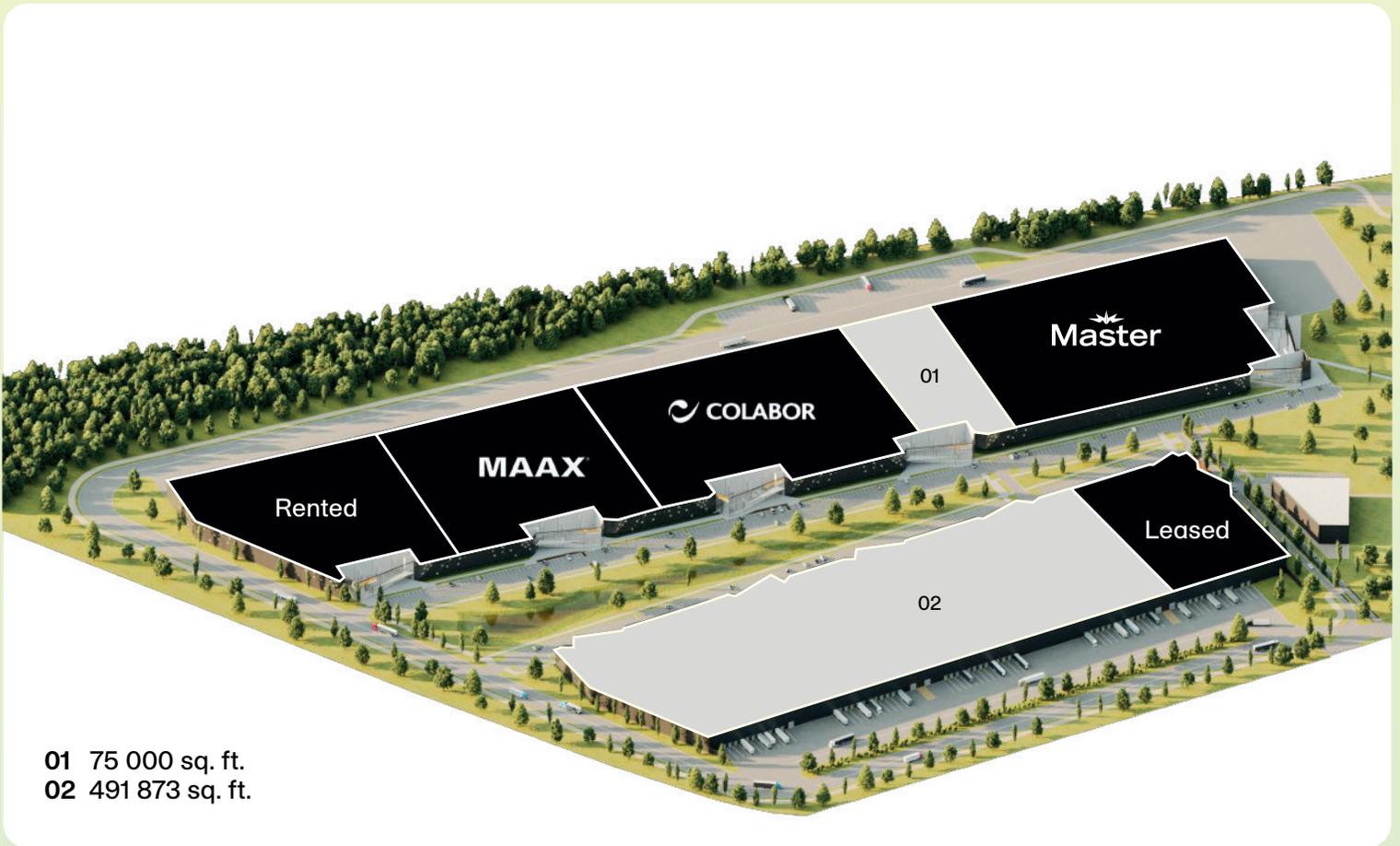
# Site Map



## Available space

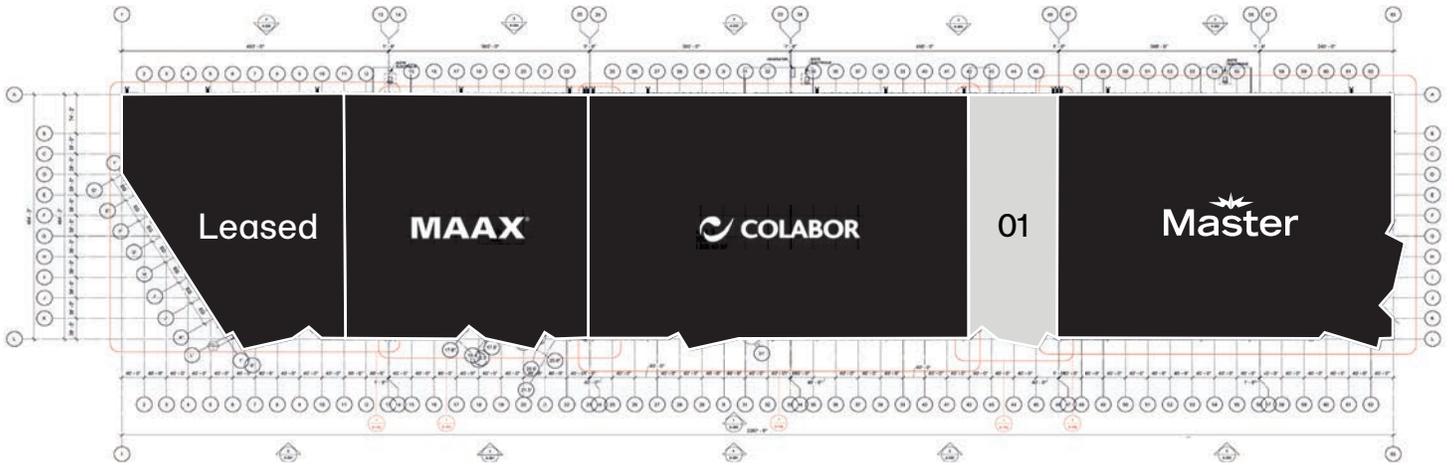
- A** Building A 75 000 sq. ft.
- B** Building B 491 873 sq. ft.

# Available Space



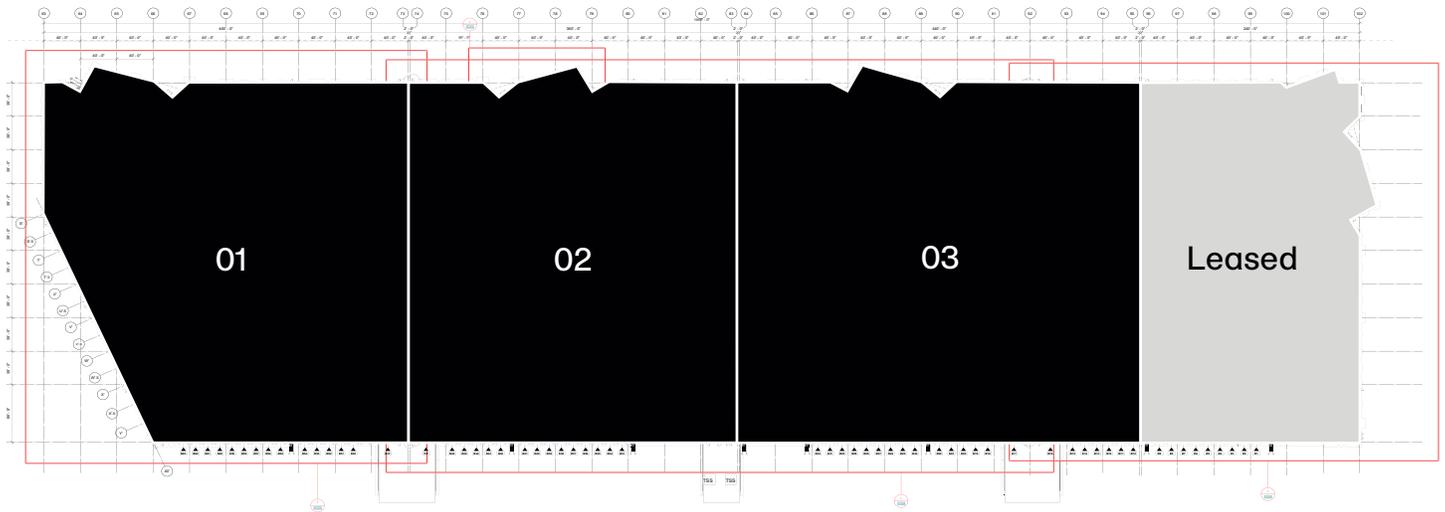
01 75 000 sq. ft.  
02 491 873 sq. ft.

# Building A Ground Floor Plan



01 - 75 000 sq. ft.

# Building B Ground Floor Plan



- 01 - 140 000 sq. ft.
- 02 - 175 119 sq. ft.
- 03 - 176 754 sq. ft.

# Photos



# 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.



### Zero-Carbon Building Certification (BCZ)

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.

- 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
- Total available area - 566,873 sq. ft.  
Available space Building A - 75,000 sq. ft.  
Available space Building B - 491,873 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"



Pour toutes questions liées à cette présentation,  
veuillez contacter : [abouchard@groupemontoni.com](mailto:abouchard@groupemontoni.com)