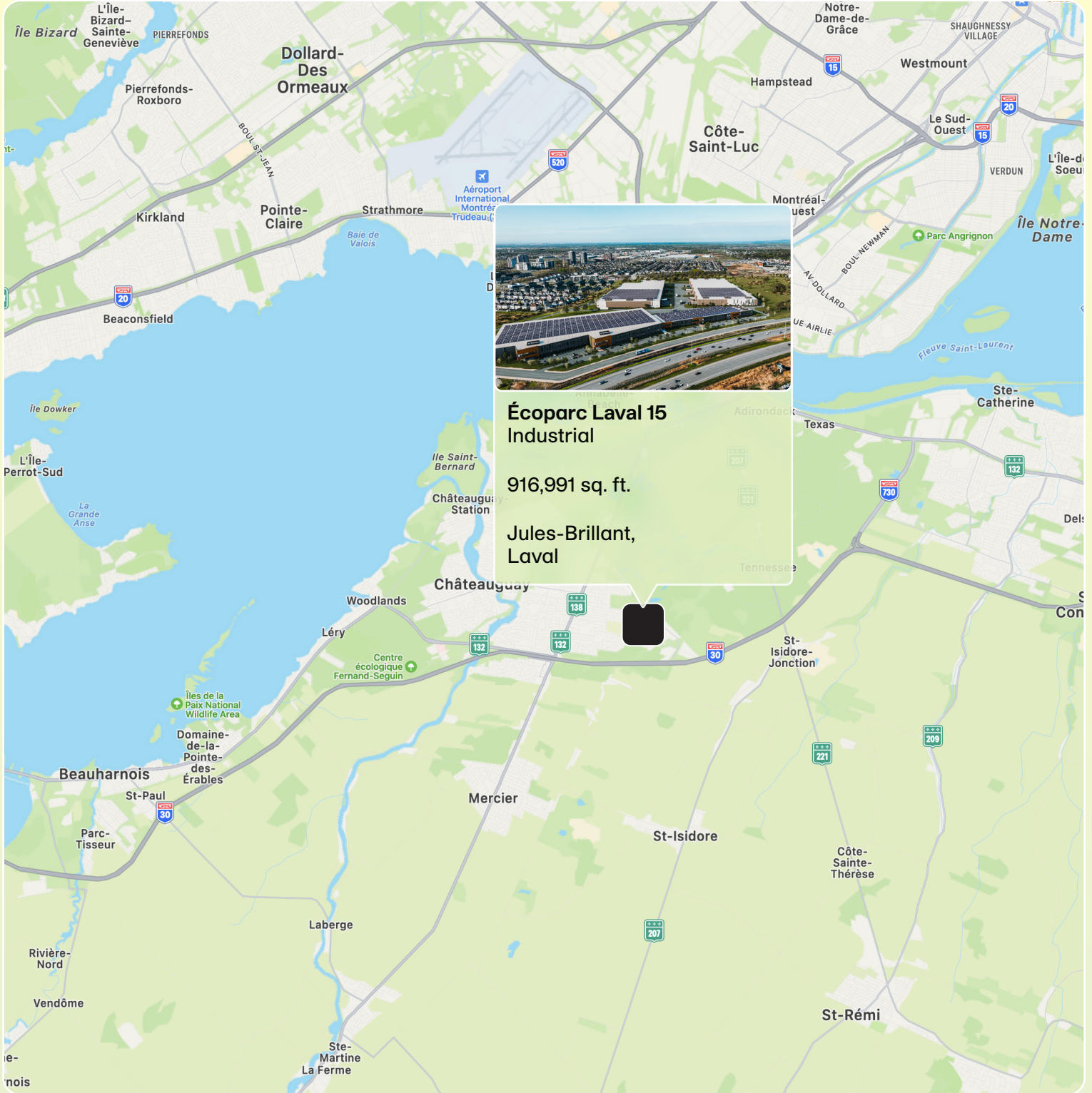


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Neighborhood Map



Available space

Starting at 30,000 sq. ft.

Building 1	94,023 sq. ft.
Building 2A	300,318 sq. ft.
Building 2B	270,301 sq. ft.
Building 3	206,816 sq. ft.
Building 4	45,533 sq. ft.

Access

Rue Jules-Brillant, Laval
Easy access to highways 15 and 440

Site plan - Phase I & II

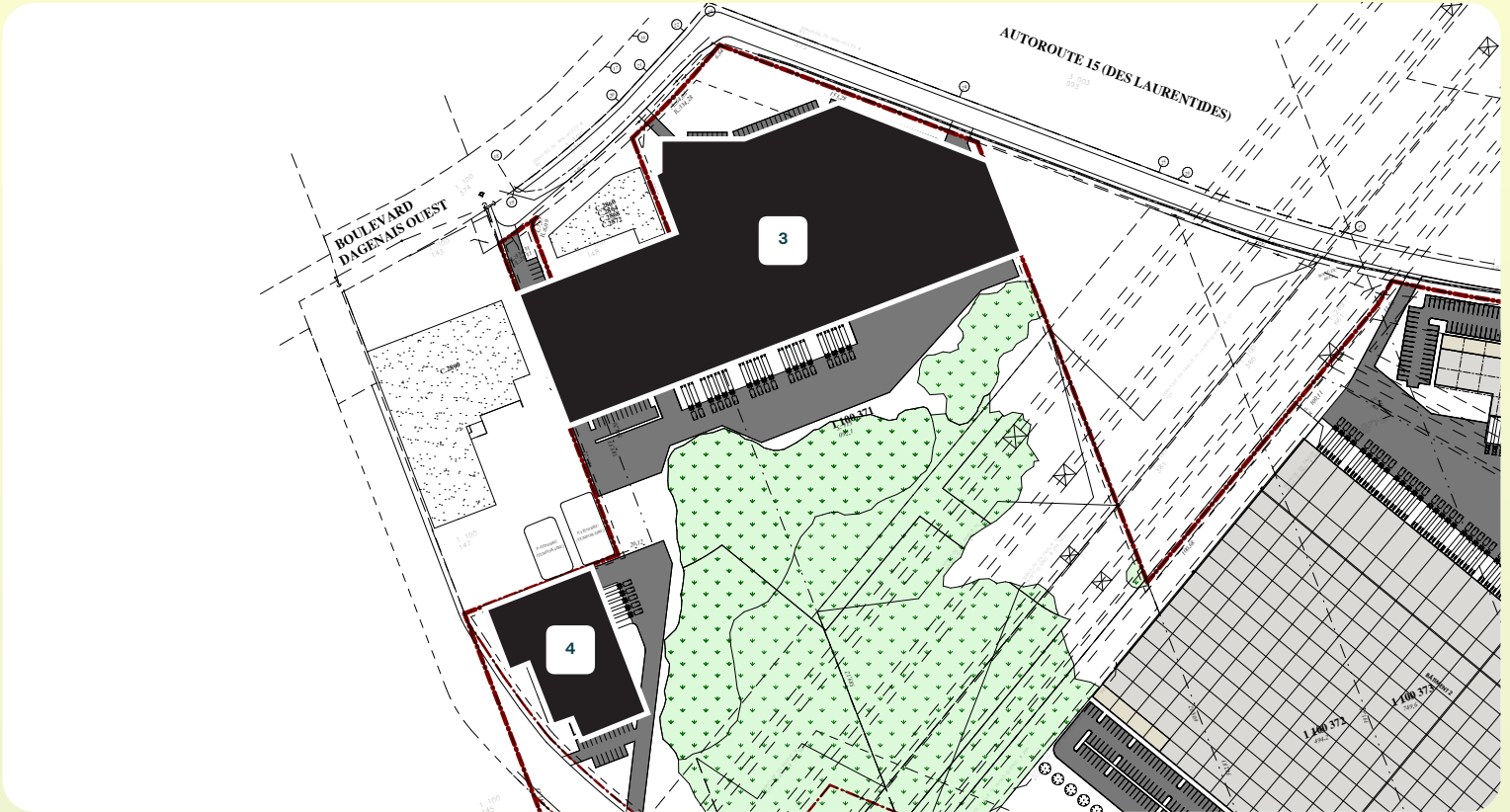


Building 1 94,023 sq. ft.

Building 2A 300,318 sq. ft.

Building 2B 270,301 sq. ft.

Site plan - Phase III



Building 3 206,816 sq. ft.

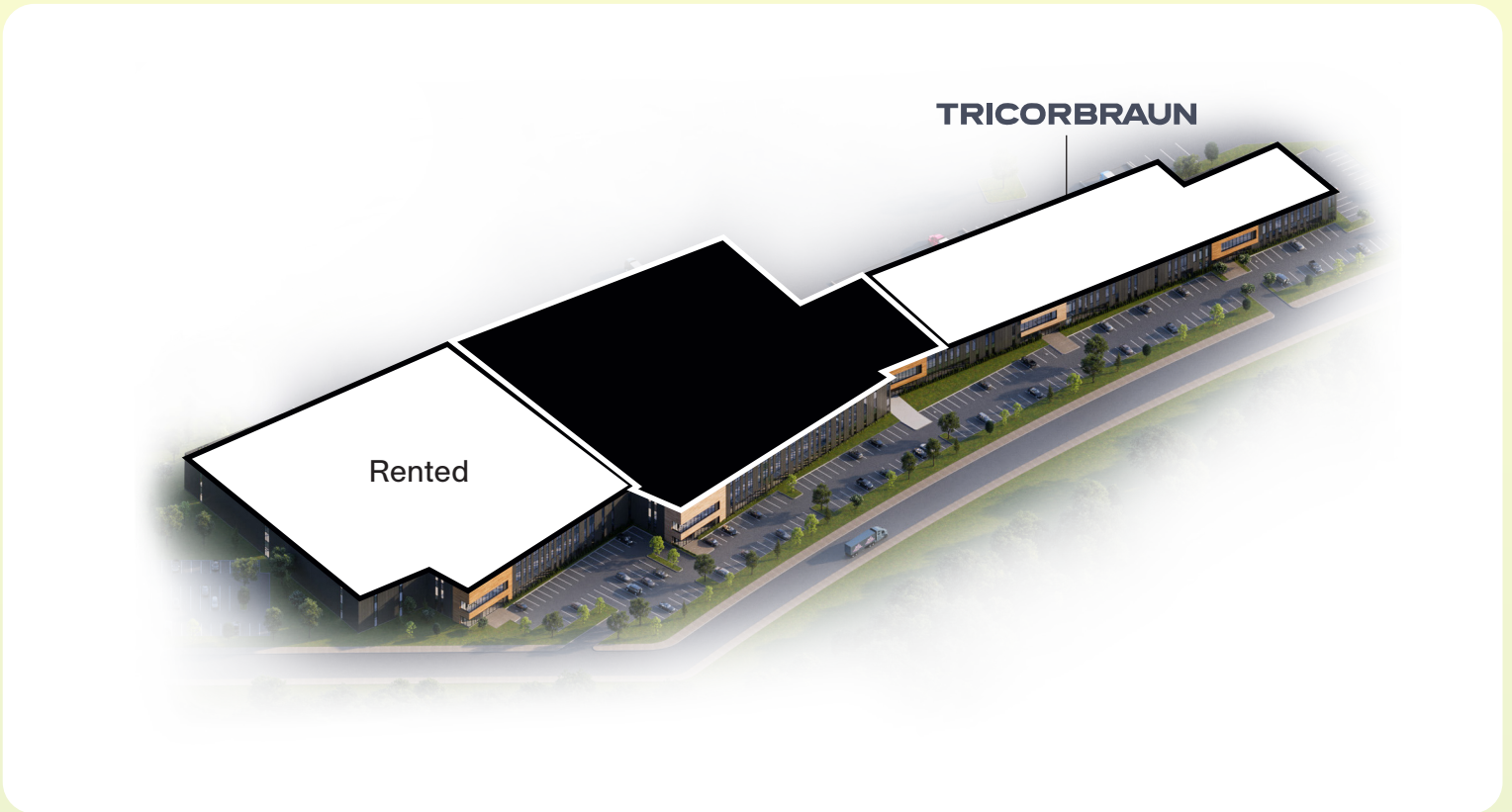
Building 4 45,533 sq. ft.

Phase I Building 1

Building 1

Site plan

Building 1 94,023 sq. ft.



Summary - Building 1



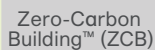
Projected Certifications

Relevant Information



LEED Silver

(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.



Certification Carbone Zéro^{MC} (BCZ)

La solution proprement canadienne. Visant à décarboniser l'ensemble des Buildings du Canada, les normes BCZ (normes du Building à carbone zéro) peuvent être appliquées à l'ensemble des immeubles industriels, commerciaux et résidentiels du pays.

- Under Construction
- Available - Immediately
- Available space: 94,023 sq. ft.
- Parking:
Total of two hundred eighty-seven (287) spaces
- 8" thick structural slab on grade in warehouse
- Drive-in garage doors:
Total of five (5) doors
Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:
Total of thirty (30) doors
Dimensions: 9'-0" x 11' -3"
- Hydraulic vertical platform levelers:
Capacity - 40,000 lbs
- Warehouse clear height - 36'
- Fire protection - ESFR
- Building electrical entrance:
2,500 A, 347/600V
- Warehouse lighting - LED fixtures yielding
350 lux, without protective glass
- Bay sizes - 40'-0" x 38'-0"

Phase II

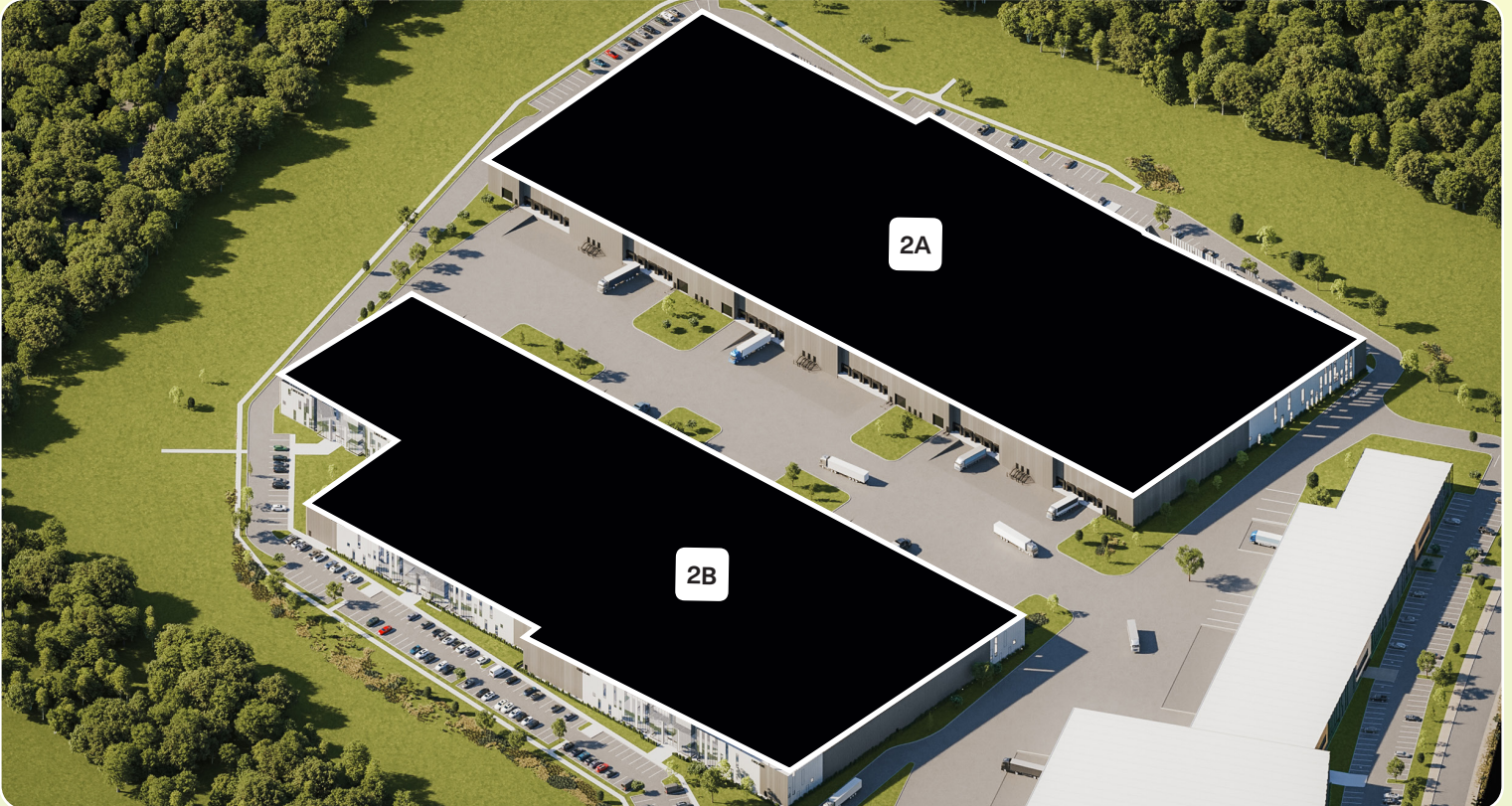
Building 2 (A&B)

Building 2 (A&B)

Site plan

Building 2A 300,318 sq. ft.

Building 2B 270,301 sq. ft.



Summary - Building 2



Projected Certifications

Relevant Information



LEED Silver

(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.



Certification Carbone Zéro^{MC} (BCZ)

La solution proprement canadienne. Visant à décarboniser l'ensemble des Buildings du Canada, les normes BCZ (normes du Building à carbone zéro) peuvent être appliquées à l'ensemble des immeubles industriels, commerciaux et résidentiels du pays.

- Under Construction
- Available - Q2 2027
- Available space:
 - Total available area - 570,619 sq. ft.
 - Building 2A - 300,318 sq. ft.
 - Building 2B - 270,301 sq. ft.
 - Starting from 30,000 sq. ft.
- 8" thick structural slab on grade in warehouse
- Warehouse clear height - 40'-0"
- Drive-in garage doors:
 - Building A - Total of six (6) doors
 - Building B - Total of five (5) doors
 - Dimensions: 14'-0" x 14'-0"
- Vertical loading dock doors:
 - Building A - Total of thirty (30) doors
 - Building B - Total of twenty-seven (27) doors
 - Dimensions: 9'-0" x 11'-3"
- Hydraulic vertical platform levelers:
 - Capacity - 40,000 lbs
- Fire protection - ESFR
- Warehouse clear height - 36'
- Parking - Total of three hundred forty-seven (347) spaces
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass
- Bay sizes - 40'-0" x 35'-0"

Phase III Building 3

Summary - Building 3



Projected Certifications

Relevant Information



LEED Silver

(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.



Certification Carbone Zéro^{MC} (BCZ)

La solution proprement canadienne. Visant à décarboniser l'ensemble des Buildings du Canada, les normes BCZ (normes du Building à carbone zéro) peuvent être appliquées à l'ensemble des immeubles industriels, commerciaux et résidentiels du pays.

- Available space: 206,816 sq. ft.

- Drive-in garage doors:
Total of four (4) doors
Dimensions: 14'-0" x 14'-0"

- Vertical loading dock doors:
Total of eighteen (18) doors
Dimensions: 9'-0" x 11'-3"

- Hydraulic vertical platform levelers:
Capacity - 40,000 lbs

- Fire protection - ESFR

- Building electrical entrance - 1,500 A

- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass

Phase III Building 4

Summary - Building 4




Projected Certifications

Relevant Information

 LEED Silver

LEED Silver

(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™ (ZCB)

Certification Carbone Zéro^{MC} (BCZ)

La solution proprement canadienne. Visant à décarboniser l'ensemble des Buildings du Canada, les normes BCZ (normes du Building à carbone zéro) peuvent être appliquées à l'ensemble des immeubles industriels, commerciaux et résidentiels du pays.

- Available space: 45,533 sq. ft.

- Drive-in garage doors:
Total of one (1) door
Dimensions: 14'-0" x 14'-0"

- Vertical loading dock doors:

- Total of five (5) doors
 - Dimensions: 9'-0" x 11'-3"

- Hydraulic vertical platform levelers:
Capacity - 40,000 lbs

- Fire protection - ESFR

- Building electrical entrance - 600 A

- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass

 **Écoparc MONTONI**
Laval 15

For any questions related to this document,
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