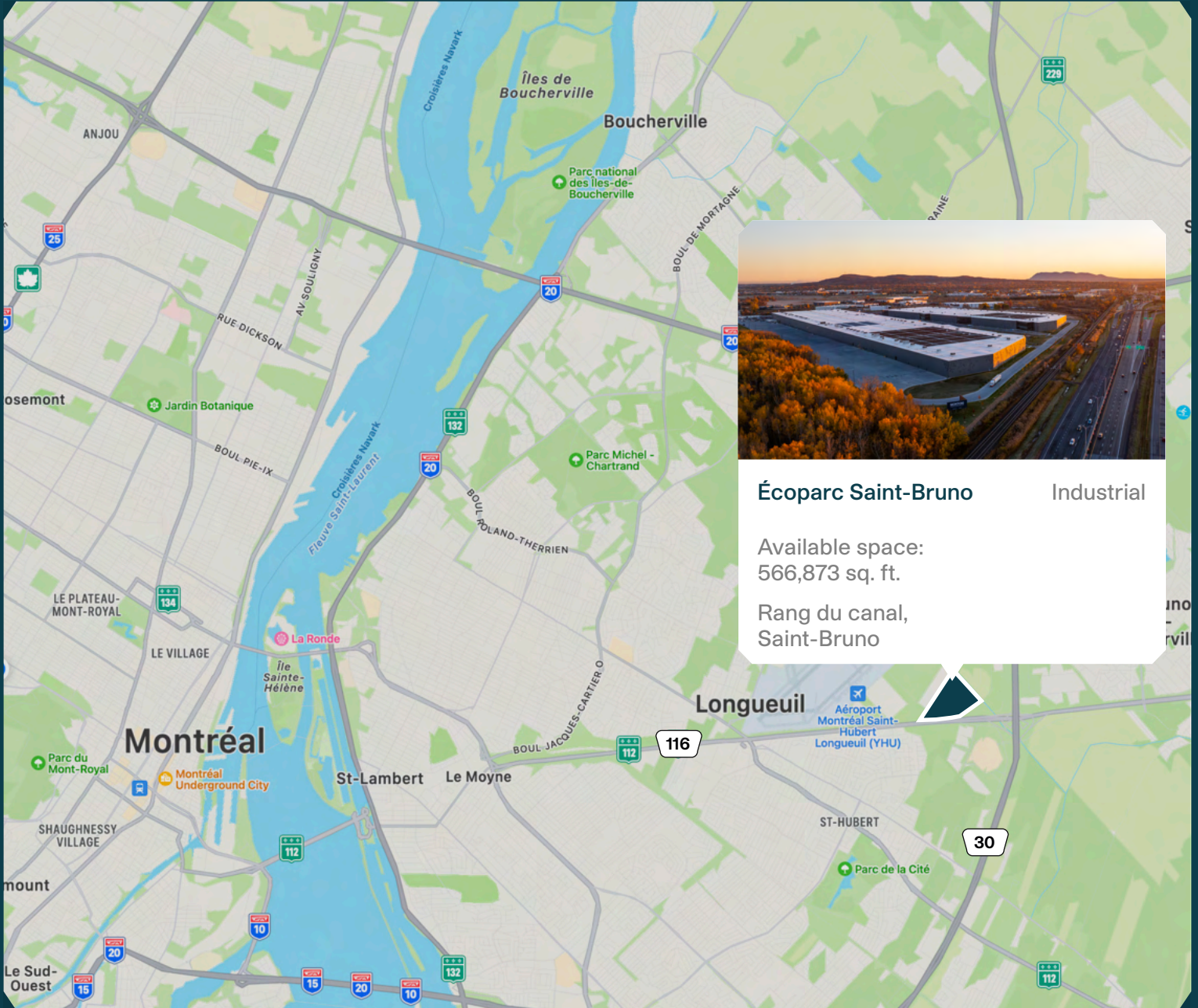


Écoparc Saint-Bruno



MONTONI

Building on our word
for tomorrow



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 highway 116, 30

Neighbourhood Map



NEIGHBOURHOOD

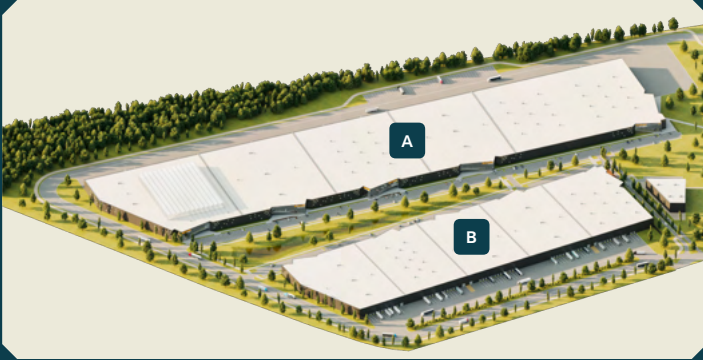
- 01 St-Hubert Airport
- 02 Train station
- 03 Business park
- 04 Promenades Saint-Bruno
- 05 Amazon
- 06 Molson Coors
- 07 Wiptec

Neighbourhood Map



AVAILABLE SPACE

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



AVAILABLE SPACE

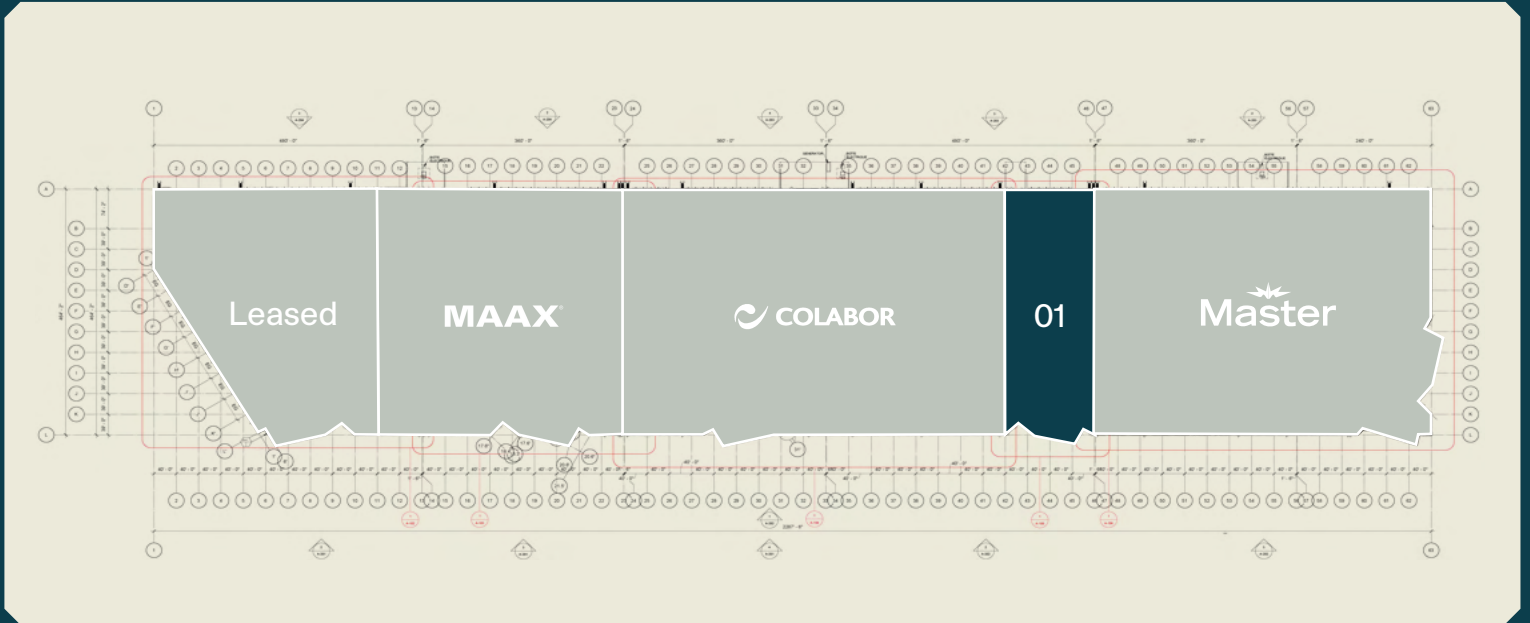
- A BUILDING A 75,000 sq. ft.
- B BUILDING B 491,873 sq. ft.



01 - 75,000 sq. ft.

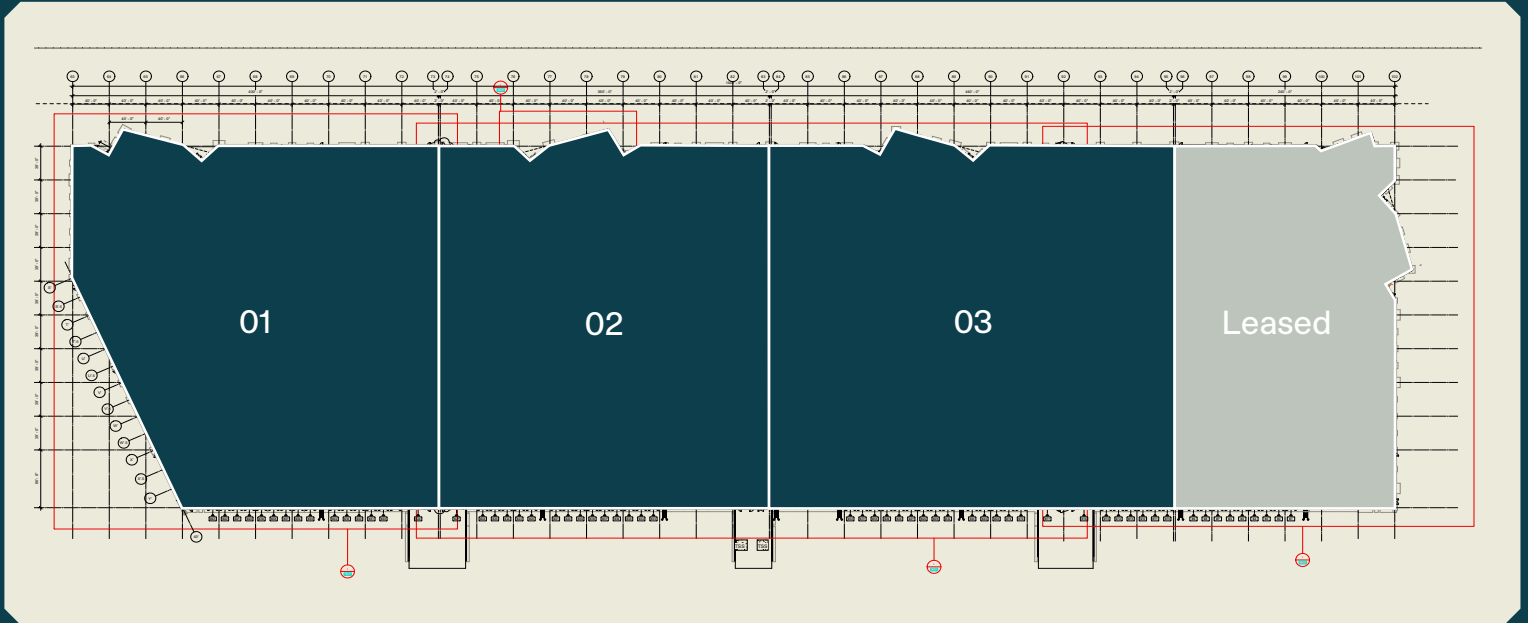
02 - 491,873 sq. ft.

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



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
- 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"

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For any questions related to this
presentation, please contact:
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