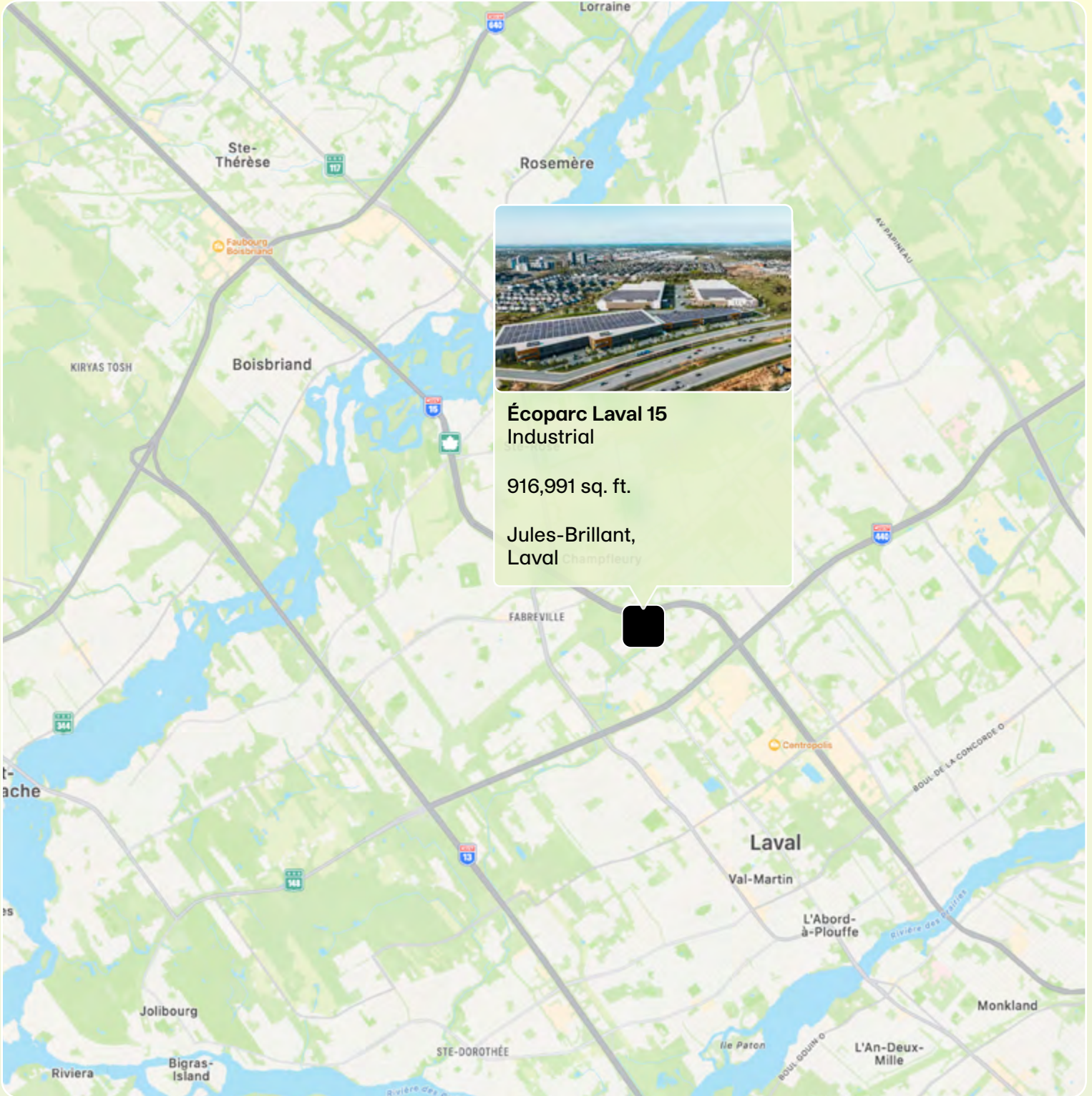


# Écoparc MONTONI

## Laval 15





# Neighborhood Map



## Available space

## Access

Starting at 30,000 sq. ft.

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

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

## Site plan - Phase I & II

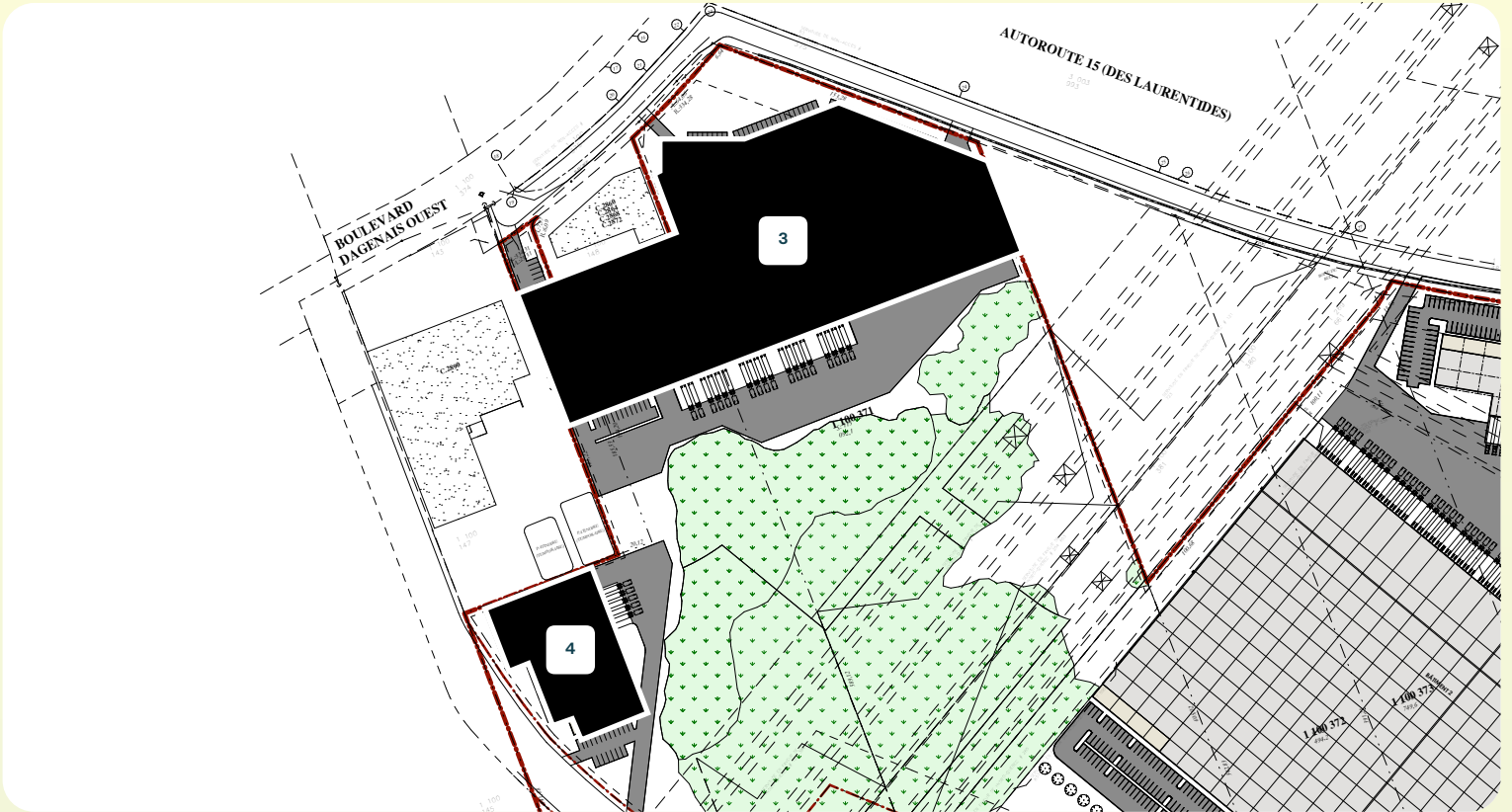


**Building 1** 94,023 sq. ft.

**Building 2A** 300,318 sq. ft.

**Building 2B** 270,301 sq. ft.

# Site plan - Phase III



**Building 3** 206,816 sq. ft.

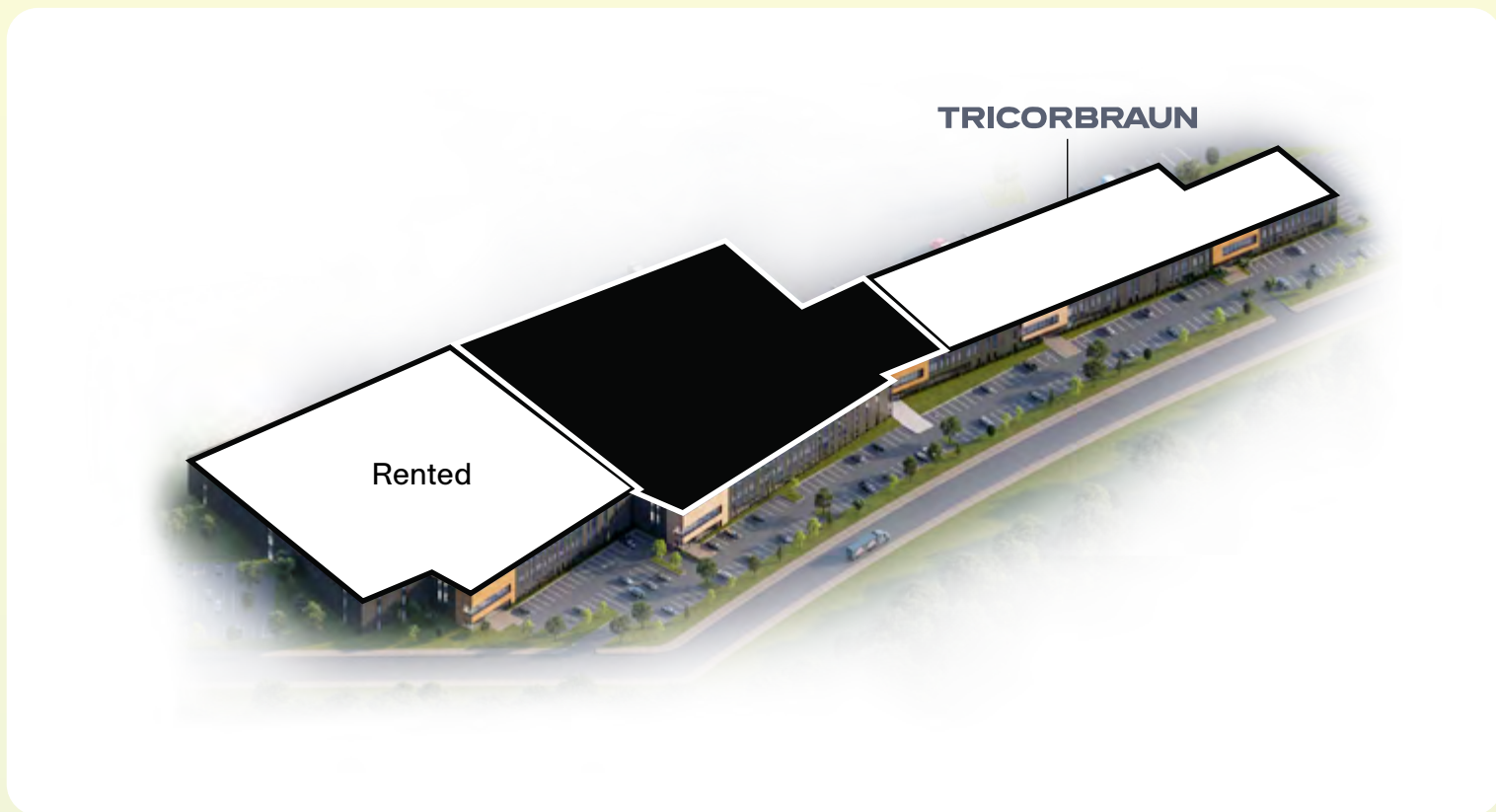
**Building 4** 45,533 sq. ft.

# Phase I Building 1

# Building 1

## Site plan

**Building 1** 94,023 sq. ft.



# Summary - Building 1



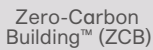
## Projected Certifications

## 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<sup>MC</sup> (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 May 2026
- Zoning - IA-87
- 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 35'-0"

# Phase II

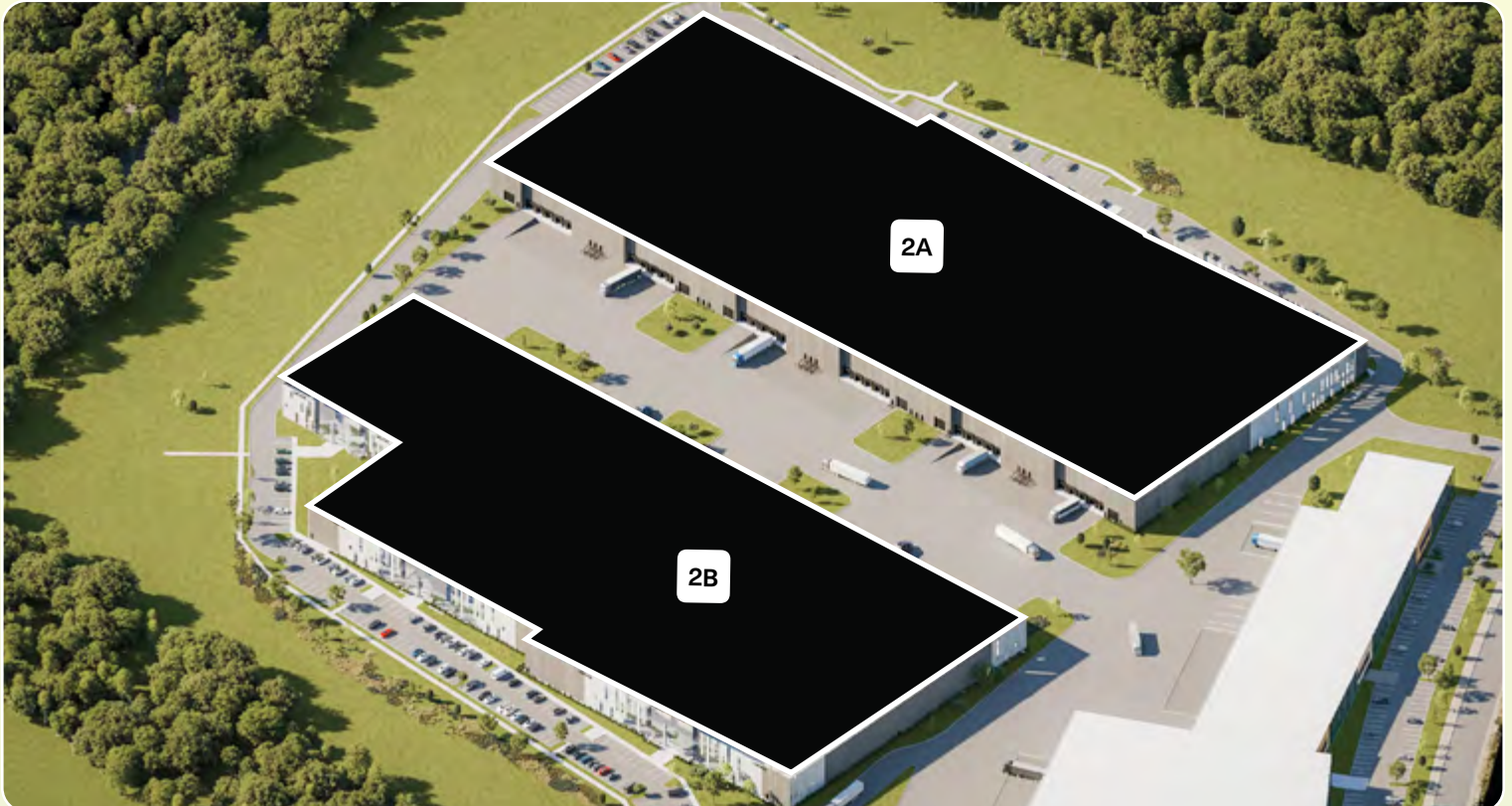
# Building 2 (A&B)

# Building 2 (A&B)

## Site plan

**Building 2A** 300,318 sq. ft.

**Building 2B** 270,301 sq. ft.



# Summary - Building 2



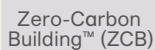
## Projected Certifications

## 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<sup>MC</sup> (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 - 40'
- Parking - Total of three hundred forty-seven (347) spaces
- Warehouse lighting - LED fixtures yielding 350 lux, without protective glass
- Bay sizes - 36'-0" x 40'-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<sup>MC</sup> (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<sup>MC</sup> (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,  
please contact: [abouchard@groupe-montoni.com](mailto:abouchard@groupe-montoni.com)