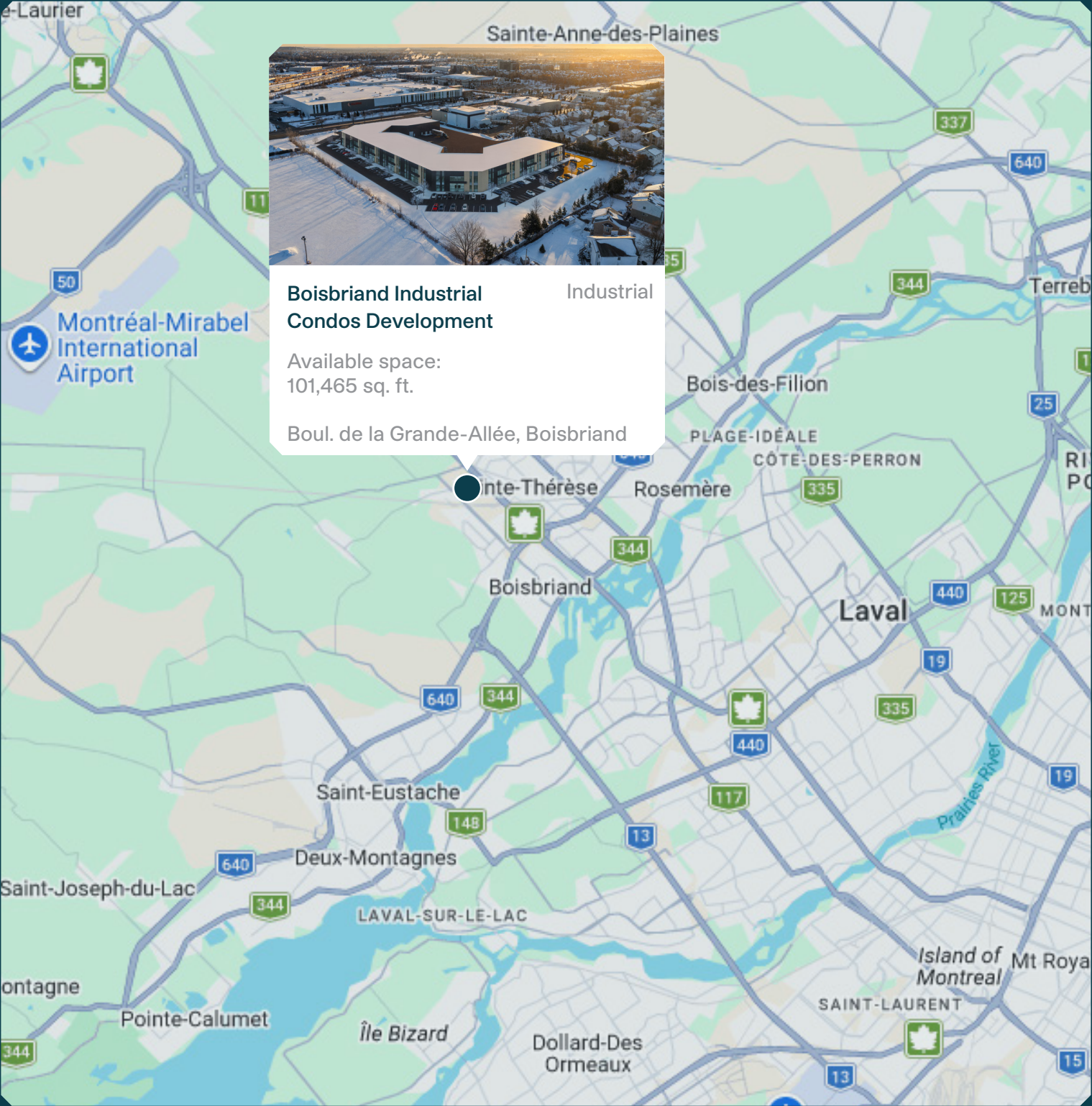


Boisbriand Industrial Condos Development



MONTONI

Building on our word
for tomorrow



**Boisbriand Industrial
Condos Development** Industrial

Available space:
101,465 sq. ft.

Boul. de la Grande-Allée, Boisbriand

Neighbourhood Map



LAND

Total area - 281,555 sq. ft.

AVAILABLE SPACE

Building- 101,465 sq. ft.

ACCESS

Grande-Allée Boulevard
Easy access to highways 15 et 640

This detailed site plan illustrates the layout of the 'Plaza de la Ciudad' project. The central feature is a large paved plaza measuring 281'-0" by 191'-0". Surrounding the plaza are various buildings and parking areas. Buildings are labeled 'Local 01' through 'Local 20'. The plan includes dimensions for various areas, such as '100'-0" for a building footprint and '281'-0" for the central paved area. It also shows landscaping with trees and shrubs, and a 'Plaza de la Ciudad' area. The plan is oriented with North (N) indicated.

Local 1 and 20 – 5,187 sq ft	Local 7 and 13 – 4,214 sq ft
Local 2, 9, 11, 18 and 19 – 5,058 sq ft	Local 8 and 12 – 4,997 sq ft
Local 3 and 17 – 4,973 sq ft	Local 10 – 5,055 sq ft
Local 4 and 16 – 4,188 sq ft	Local 14 – 6,263 sq ft
Local 5 – 5,630 sq ft	Local 15 – 6,093 sq ft
Local 6 – 6,016 sq ft	

Summary



Projected Certification

Relevant Information

Distinction by Montoni

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Distinction by MONTONI makes it possible to carry out a greater number of sustainable projects, while optimizing the well-being of their occupants.

- Construction start - Q2 2026
- Total site area – 281,555 sq ft
- Available space – 101,465 sq ft
- Up to twenty (20) potential units
- Units starting at 4,214 sq ft
- Parking :
Total of one hundred seventy-two (172) spaces
- Drive-in garage doors:
Total of eight (8) doors, one (1) per unit
Units 3, 4, 7, 8, 12, 13, 16 and 17
Dimensions: 12'-0" x 14'-0"
- Loading dock doors:
Total of twelve (12) doors, one (1) per unit
Units 1, 2, 5, 6, 9, 10, 11, 14, 15, 18, 19 and 20
Dimensions: 8'-6" x 9'-0"
- Galvanized pneumatic loading docks:
Capacity – 40,000 lbs
- Clear height – Warehouse: 28'-0"
- Fire protection: ESFR sprinkler system
- Building electrical service: 1,600 A
- Warehouse lighting:
LED fixtures producing 350 lux

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For any questions related to this
presentation, please contact:
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