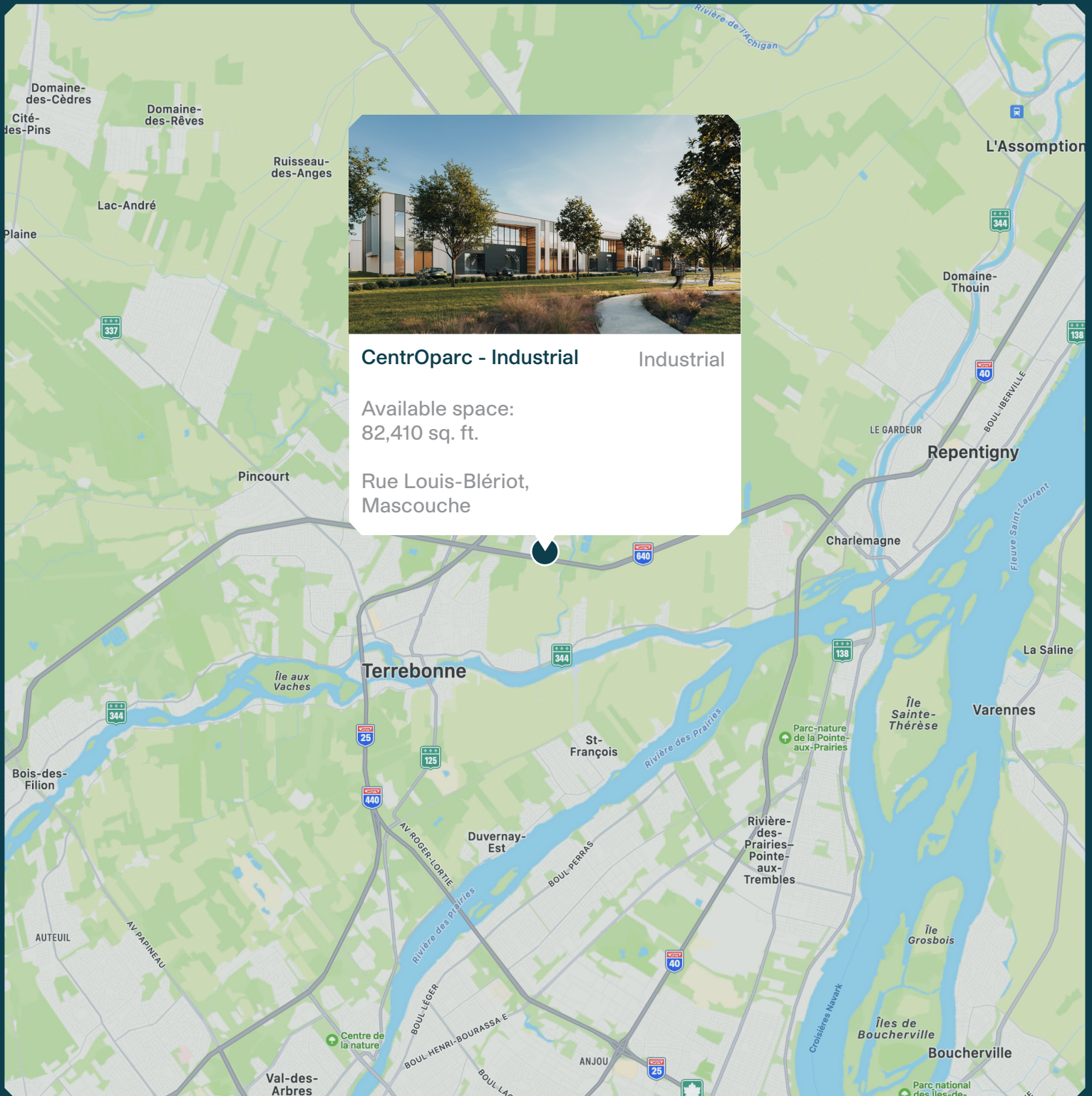


# CentrOparc - Industrial



**MONTONI**

Building on our word  
for tomorrow



**CentrOparc - Industrial** Industrial

Available space:  
82,410 sq. ft.

Rue Louis-Blériot,  
Mascouche

# Neighbourhood Map



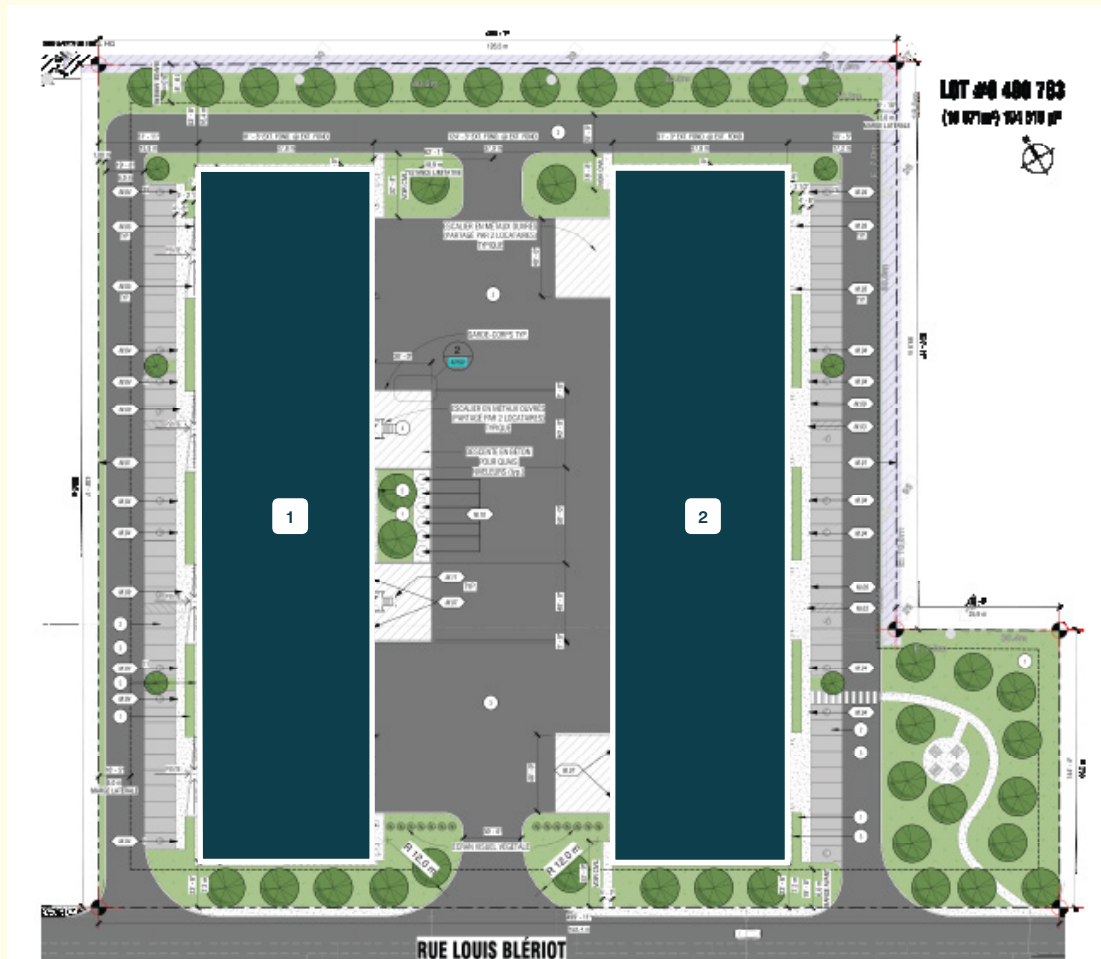
## AVAILABLE SPACE

**1** Buildings 1 & 2 - 82,410 sq. ft.

## ACCES

Total of seventy-nine (79) parking spaces  
Easy access to highways 25, 640  
Close to bus terminal and train station

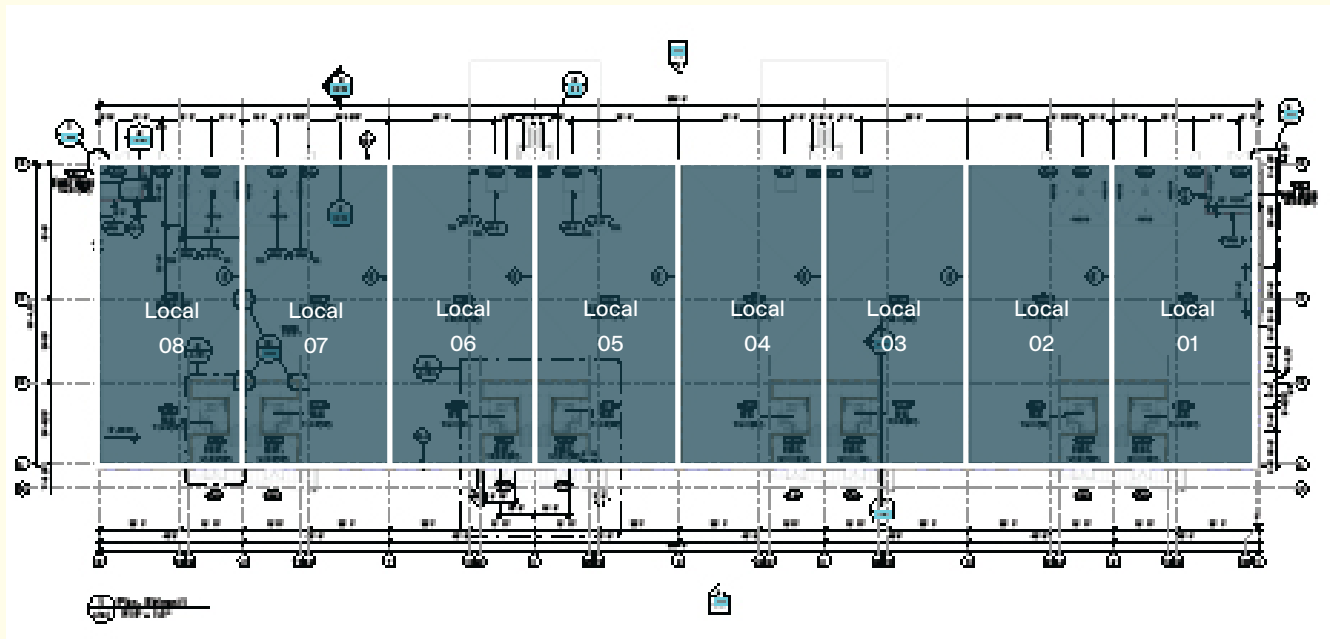
# Buildings 1 & 2 Site Plan



## AVAILABLE SPACE

- 1** Building 1 - 41,205 sq. ft.
- 2** Building 2 - 41,205 sq. ft.

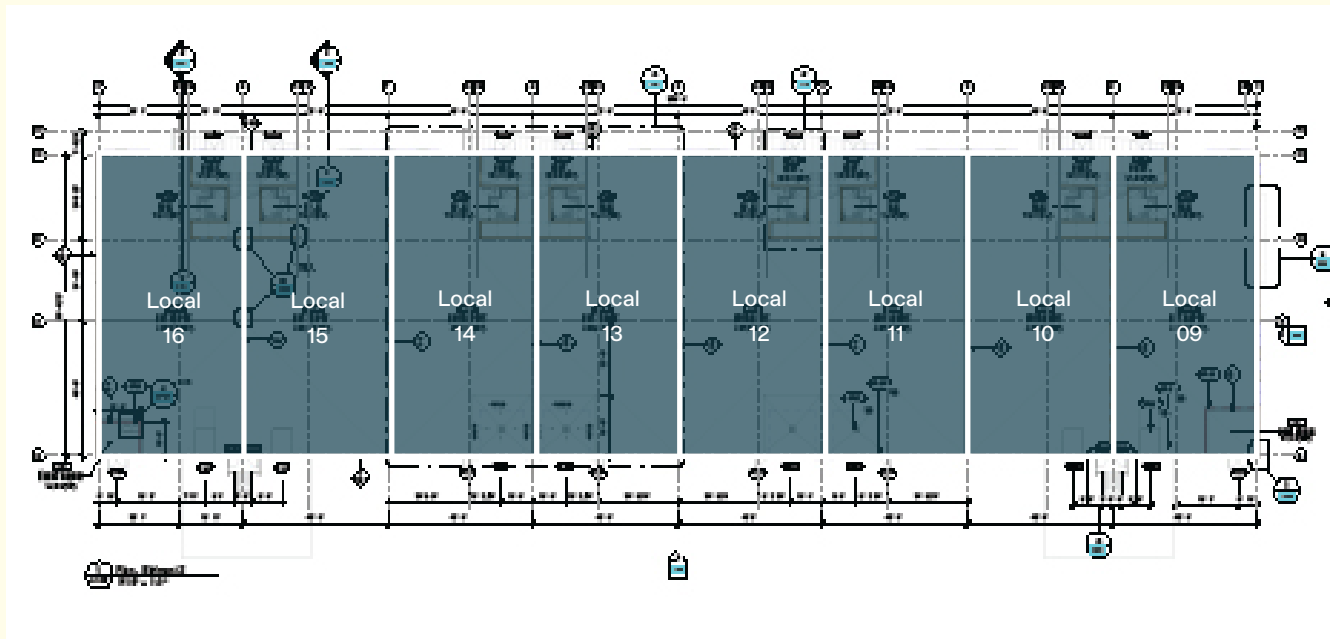
# Building 1 Ground Floor Plan



AVAILABLE SPACE (Including 2<sup>nd</sup> Floor)

- Local 01 - 5,018 sq. ft.
- Local 02 - 5,179 sq. ft.
- Local 03 - 5,179 sq. ft.
- Local 04 - 5,179 sq. ft.
- Local 05 - 5,179 sq. ft.
- Local 06 - 5,179 sq. ft.
- Local 07 - 5,179 sq. ft.
- Local 08 - 5,113 sq. ft.

# Building 2 Ground Floor Plan



AVAILABLE SPACE (Including 2<sup>nd</sup> Floor)

Local 09 - 5,018 sq. ft.

Local 10 - 5,179 sq. ft.

Local 11 - 5,179 sq. ft.

Local 12 - 5,179 sq. ft.

Local 13 - 5,179 sq. ft.

Local 14 - 5,179 sq. ft.

Local 15 - 5,179 sq. ft.

Local 16 - 5,113 sq. ft.

# Summary



## Projected Certifications



### DISTINCTION by MONTONI

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

## Relevant Information

- Under construction  
Available - Q2 2025
- Zoning - IA 519
- Up to sixteen (16) potential units
- Available space - 82,410 sq. ft.  
Building 1 - 41,205 sq. ft.  
Building 2 - 41,205 sq. ft.
- Unit specifications:  
- Groundfloor / Warehouse : ± 4,114 sq. ft.  
- Floor / Office: ± 1,065 sq. ft.
- Parking - Total of seventy-nine (78) spaces
- 7" Floor slab in warehouse
- Drive-in garage doors - Building 1:  
Total of four (4) doors  
Local 01 - one (1) door  
Local 02 - one (1) door  
Local 07 - one (1) door  
Local 08 - one (1) door  
Dimensions: 14'-0" x 14'-0"
- Drive-in garage doors - Building 2:  
Total of four (4) doors  
Local 11 - one (1) door  
Local 12 - one (1) door  
Local 13 - one (1) door  
Local 14 - one (1) door  
Dimensions: 14'-0" x 14'-0"
- Loading dock doors - Building 1:  
Total of four (4) doors  
Local 03 - one (1) door  
Local 04 - one (1) door  
Local 05 - one (1) door  
Local 06 - one (1) door  
Dimensions: 8'-6" x 9'-0"
- Loading dock doors - Building 2:  
Total of four (4) doors  
Local 09 - one (1) door  
Local 10 - one (1) door  
Local 15 - one (1) door  
Local 16 - one (1) door  
Dimensions: 8'-6" x 9'-0"
- Hydraulic dock levelers:  
Capacity - 35,000 lbs.
- Warehouse clear height - 28'-0"
- Fire protection - ESFR sprinkler system
- Building electrical entrance:  
800 A, 347/600V
- Electrical entry per unit:  
100 A panel with sub-meter
- Warehouse lighting - LED "High bay"  
300 lux, without glass protection
- No columns in the locals

# MONTONI

For any questions related to this  
presentation, please contact:  
[abouchard@groupemontoni.com](mailto:abouchard@groupemontoni.com)