

## Unique industrial building - Highlights

- Originally built in 2010
- Strategically located near the port of Matane
- Situated on a site of 40.82 acres of land
- 199,888 square feet of industrial space
- 32.5 to 51 feet of clear height
- 25,126 square feet of office space
- Paved parking lot with a capacity for 350 vehicles



## Equipment/ specifications

- Gantry crane with a lifting capacity of 60 metric tons
- The building contains 9 bridge cranes, each with a capacity of 10 to 80 tons :
  - 2 bridge cranes of 80 tons
  - 2 bridge cranes of 60 tons
  - 1 bridge crane of 20 tons
  - 4 bridge cranes of 10 tons
- Forklift truck, aerial bucket and other equipment
- Ventilation system that allows two cycles of air renewals per hour (capacity of 45,000 cubic feet per minute)
- Electric capacity of 90 MVA (additional power supply could be obtained, subject to an agreement with Hydro-Québec)
- Roof that incorporates a roofing system with a sealed membrane and 6 light shafts with controlled opening
- Building's superstructure comprised of a structural steel frame
- Foundations made of concrete walls on continuous footing
- Floor structures comprised of reinforced concrete slabs
- Outer walls are clad with layered metal wall panels and glass curtain walls
- Environmental reports for phases 1 and 2 (2021)
- Evaluation report (2021)



### Contacts

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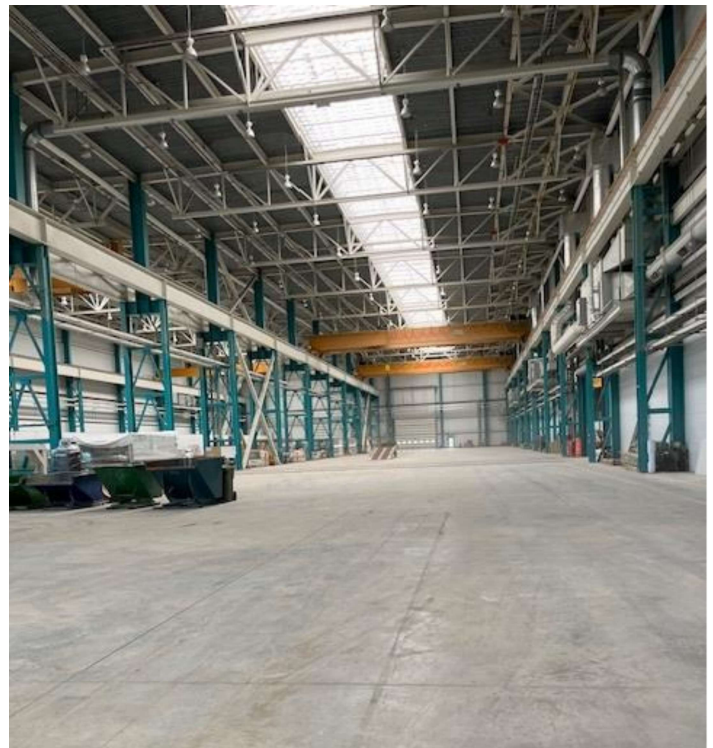


## Port of Matane

- \$80M investment is expected:
  - Renovation of the current dock
  - Construction of a 2nd berth
- Access is possible by rails
- Maximum depth of 32 feet
- Indoor warehouse of 110,000 square feet
- Outdoor warehouse of 244,000 square feet
- In operation all year round

## General conditions/process

- This document has been prepared according to the information obtained from the Company.
- The factory will be sold without legal warranty, on a « as is, where is » basis.
- The Receiver reserves the right to modify or terminate the process at any time.
- A non-disclosure agreement will have to be signed in order to obtain access to additional information.
- Phase 1: Due diligence period : February 19, 2024, to April 5, 2024, at 4:00 P.M (HAE). Tenderers will be invited to submit a non-binding offer.
- Phase 2: The selected tenderers will be invited to participate in the 2<sup>nd</sup> Phase. The terms and conditions will be transmitted subsequently.



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# Business Opportunity



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