

BUSINESS OPPORTUNITY INDUSTRIAL BUILDING IN THE COMPOSITES SECTOR

Available for lease: Industrial building offering a significant pool of work force and consultants specialized in the composites sector.

A unique opportunity to lease an industrial building built in 1995 for the moulding of composites. It includes the possibility to acquire an automated line designed for a complete, efficient and functional spraying of glass/resin.

INFRASTRUCTURES AVAILABLE FOR LEASE

- Concrete building of nearly 7000 square metres (73000 sq.ft.) located in an isolated zone of Acton's industrial park
- Fire sprinkler system with sprinkler heads at a spacing of one head per 2.3 square metres (25 sq.ft.)
- Explosion-proof electric system in the moulding sections
- Fire wall dividing the factory in two sectors (A & B)
- Clear height of 5.4 metres (18 ft.) under the structure
- Offices and employees facilities (cafeteria and other services)
- Maintenance, lab and inspection spaces
- Loading docks
- Detached building for hazardous material and bulk resin
- Heated warehouse of 150 square metres (1700 sq.ft.)
- Shed space of 1110 square metres (12000 sq.ft.)
- Vast 27800 square metres (300000 sq.ft.) lot
- Styrene exhaust system adapted for spray moulding

MOULDING EQUIPMENT FOR SALE INSTALLED IN THE FACTORY

- A complete moulding line in Block A that includes:
 - » 1 automated gelcoat station
 - » 2 automated glass/resin spray stations
 - » Floor conveyor for conveying moulds
 - » Overhead conveyor for positioning jigs
 - » Automated control of conveyors
 - » Airlock system for the capture of styrene emissions
 - » Curing and baking oven
- Cutout rooms with many dedusters
- Finishing and inspection rooms
- Paint room with furnace
- Over 80000 CFM of air makeup capacity
- Two (2) bulk resin tanks
- Feed pump and pipeline for feeding resin to the moulding stations
- Complete maintenance workshop with tools and equipments
- Compressors and air drying systems



**FOR MORE DETAILS ON THIS BUSINESS OPPORTUNITY,
CONTACT MATHIEU VIGNEAULT BY PHONE AT 1 450 546-3203.**

The Acton region, located an hour or less from the Montréal, Trois-Rivières and Sherbrooke markets, is a highly agricultural and industrial area whose main economic development centres on the agri-food and metal and polymer processing sectors.