



## MESSAGE FROM CHARLES A GRATTON

Aéroports de Montréal has decided to move ahead with dismantling of the former passenger terminal building at Montréal–Mirabel airport.

Montréal-based Delsan-A.I.M. has won the contract for the two phases of the project: the first consists of the preparatory and related work, and the second, decontamination and dismantling.

Dismantling the former terminal building and the multi-level parking garage will free up some 200,000 m<sup>2</sup> of prime land, in close proximity to Highway 50 as well as to the apron and runways. Companies in the aerospace, logistics and high-tech industries will be our priority prospection targets.

In the months to come, ADM will unveil a development plan for the area in question that will take into account the physical constraints of the site as well as the needs in terms of airport development, in particular as concerns cargo operations. This will clear the way for leasing of the new lots, with or without runway access.

On other fronts, our Real Estate Development team has been very active in the past few months, as evidenced by the many leasing agreements that have been signed at both Montréal–Trudeau and Montréal–Mirabel; they include the two major projects outlined below.

Enjoy this issue of the newsletter!



## REAL ESTATE DEVELOPMENT

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## BROCCOLINI TO CONSTRUCT MULTI-TENANT BUILDING AT MONTRÉAL-TRUDEAU

Aéroports de Montréal and Broccolini Construction recently announced that they have signed a 40-year lease agreement for a 48,350 m<sup>2</sup> lot on Chemin de l'Aviation at Montréal–Trudeau airport, for construction of a 15,143 m<sup>2</sup> multi-tenant industrial-type building. The project will target LEED certification. Site preparation work began in October 2014, with construction set to begin in spring 2015 for completion in the fall.

"We are very satisfied with this agreement with Aéroports de Montréal. The site is strategically located, and ADM's is very much a business approach, and a good fit with the needs of the industrial market," said Mr. Paul Broccolini, Vice-President, Broccolini Construction.



## PHOENIX INNOVATION TECHNOLOGY SETS UP SHOP AT MONTRÉAL-MIRABEL

Last February, ADM and Phoenix Innovation Technology signed a five-year lease for a 3,824 m<sup>2</sup> building. Phoenix Innovation, which is active in the recycling industry, has moved its plant and offices to Rue Henri-Giffard at Montréal–Mirabel International Airport. The company is using the facility to regenerate recycled rubber using a thermomechanical treatment solution that it developed, which is simple, innovative, eco-efficient and cost-effective. The regenerated rubber is combined with other compounds for a variety of applications, including sports surfaces. Eventually, the Phoenix Innovation plant will have a production capacity of some 6,750 lb/h.

"The Phoenix project was attractive to us because it will help diversify the industrial base at YMX. It is a technology start-up that could lead to further opportunities for our industrial zone," explained Mr. Charles A Gratton, Vice-President, Real Estate and Commercial Services, Aéroports de Montréal.

For his part, Mr. Stephen Murphy, CEO, Phoenix Innovation Technology, commented: "The Mirabel site and the facilities there meet our needs perfectly, both for implementation of our innovative, eco-efficient rubber regeneration and for the outstanding customer service that we intend to provide."



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## Commercial services

## COMMERCIAL SERVICES

## REDEVELOPMENT OF PART OF THE INTERNATIONAL JETTY

The area between Gates 52 and 53 of the international jetty at Montréal–Trudeau is being completely revamped! The project calls for a new retail area, enabling addition of up to 12 new restaurants and shops to better meet the needs and expectations of passengers. It also includes the expansion and relocation of the Air Canada VIP Lounge as well as the National Bank World MasterCard Lounge. The new lounges will have views of the runways and double the seating capacity. Work is scheduled for completion by the end of 2015.



## CONTACTS

GUY LANDRY, DIRECTOR, REAL ESTATE AND COMMERCIAL DEVELOPMENT, 514 420-5029, [guy.landry@admtl.com](mailto:guy.landry@admtl.com)

AMINATA FOFANA, REAL ESTATE DEVELOPMENT REPRESENTATIVE, 514 633-4630, [aminata.fofana@admtl.com](mailto:aminata.fofana@admtl.com)

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