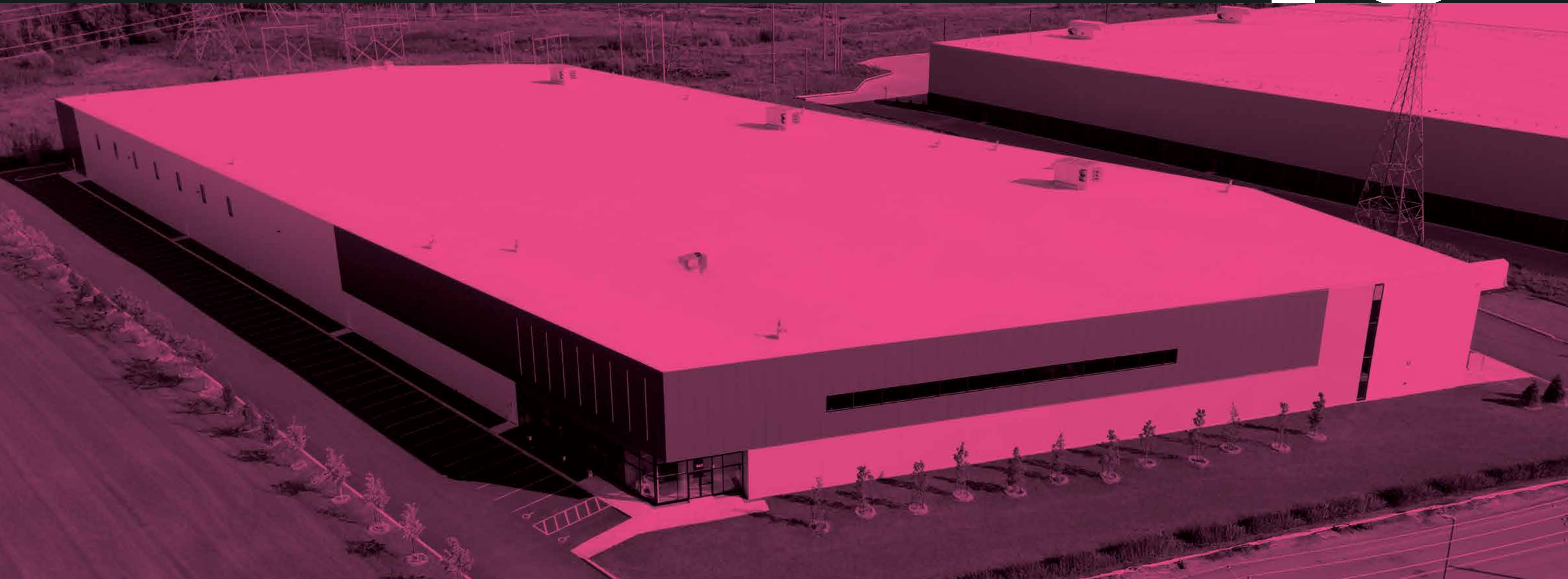


ROSEFELLOW.

ROSEFELLOW.COM

10

RF. INDUSTRIAL 10.0 BEAUHARNOIS QC



WHO IS ROSEFELLOW?

TRANSPARENCY EVERY STEP OF THE WAY

Rosefellow is a dynamic real estate development and management firm that reimagines how industrial projects are executed across Canada. By leveraging advanced technologies, forging collaborative partnerships, and focusing on carbon-zero solutions, they deliver spaces that drive sustainable economic growth. Built on transparency and mutual respect, each project meets the highest standards of quality and environmental responsibility. With a portfolio that spans modern logistics centers and cutting-edge warehouses, Rosefellow sets new industry benchmarks. Through agility, integrity, and an unwavering commitment to excellence, they create lasting value for investors, tenants, and communities alike, positioning themselves at the forefront of modern industrial development.

THE ROSEFELLOW. WAY

BE BOLD AND BUILD BETTER

We believe there is always a better way. This core conviction drives us to continually rethink how industrial real estate can be planned, developed, and managed. Whether it's incorporating cutting-edge sustainability practices, forging more transparent partnerships, or finding innovative paths to quicker project delivery, we constantly push boundaries to refine and elevate our approach. Guided by integrity and collaboration, we focus on generating long-term value for all stakeholders—investors, tenants, and the communities in which we build. By embracing curiosity, adaptability, and a commitment to excellence, the Rosefellow Way sets a new standard for what industrial development can

OUR VALUES

LONG TERM VALUE FOR ALL STAKEHOLDERS, THE RIGHT WAY



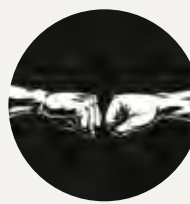
INNOVATION AND CONTINUOUS IMPROVEMENT

Rosefellow's guiding philosophy is that there is always a better way, propelling them to push boundaries and seek new methods to enhance industrial real estate development.



TRANSPARENCY AND COLLABORATION

By being open and honest with stakeholders—from investors to contractors to tenants—Rosefellow fosters strong partnerships that drive efficiency, trust, and lasting value.



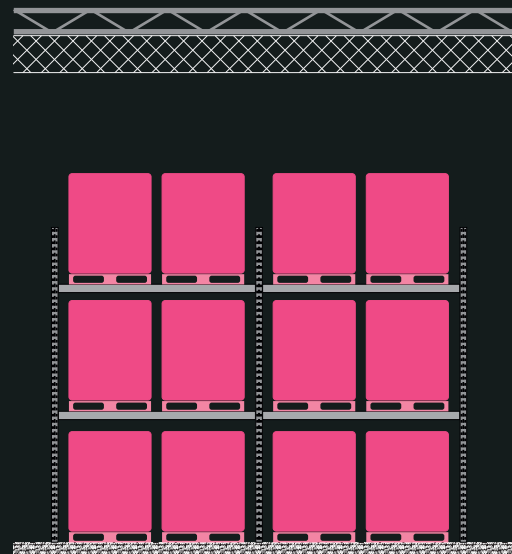
SUSTAINABILITY AND RESPONSIBILITY

Whether through carbon-zero initiatives or ESG-driven design, Rosefellow emphasizes the importance of minimizing environmental impact and creating positive outcomes for communities, investors, and future generations.

MISSION & PASSION

We passionately develop cutting-edge industrial real estate while embodying empathy, integrity, and respect in all we do. By combining innovative thinking with genuine care for our partners, communities, and the environment, we strive to deliver not just exceptional projects, but also a positive human impact that elevates industry standards and enriches lives.

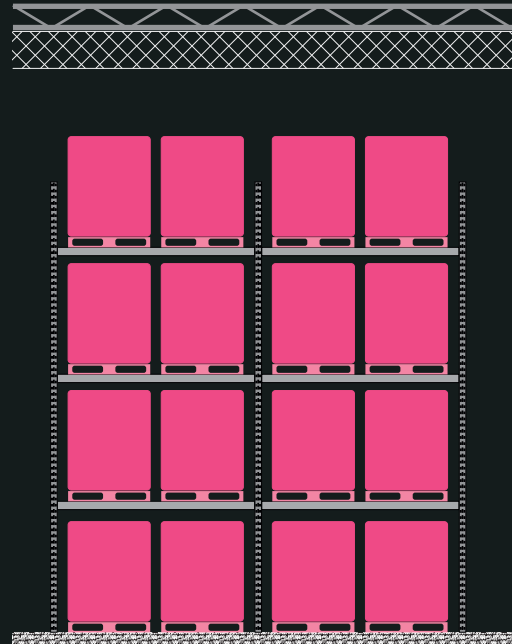




20 ft

STACK ONLY 3 PALLETES HIGH

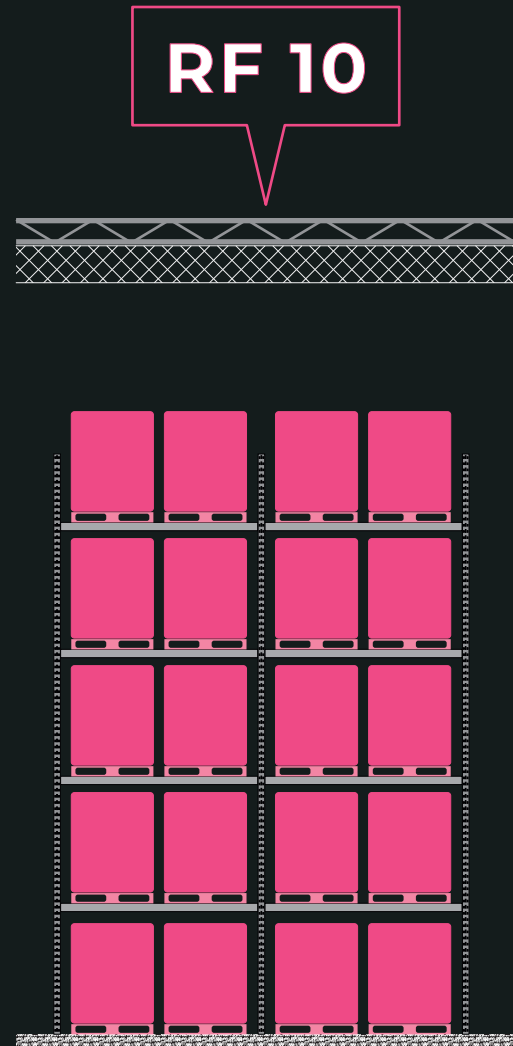
Based on a floor plate of 100,000 ft², with 20 ft clear height ceilings you get only 2,000,000 ft³



24 ft

STACK ONLY 4 PALLETES HIGH

Based on a floor plate of 100,000 ft², with 24 ft clear height ceilings you get only 2,400,000 ft³



32 ft

STACK 5 PALLETES HIGH

Based on a floor plate of 100,000 ft², with 32 ft clear height ceilings you get 3,200,000 ft³

OPTIMIZED ELEVATION

FT² VS. FT³

One of Rosefellow's key advantages lies in designing properties with higher ceilings, allowing tenants to efficiently stack goods and make the most of their vertical space. This elevation effectively increases storage capacity per square foot, giving tenants the benefit of expanded operational flexibility without requiring a larger footprint. By maximizing usable space, Rosefellow helps its partners optimize costs and boost productivity, ultimately enhancing the overall value of each project.

ENERGY EFFICIENCY

This property exemplifies Rosefellow's commitment to carbon-zero construction, harnessing advanced materials, intelligent design, and renewable energy sources to drastically reduce emissions. Occupants not only enjoy significantly lower energy costs—thanks to high-efficiency insulation, lighting, and HVAC systems—but they also minimize their overall environmental impact by cutting resource consumption and greenhouse gas output.

Rosefellow offers these sustainable, forward-thinking spaces at competitive market net rents, ensuring that tenants can embrace cutting-edge design and environmental responsibility without compromising their budget.

EMISSIONS (kgCO₂/year)

Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 10.0
330,000	150,000	124,000



ENERGY COSTS (\$/ft²)

Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 10.0
\$1.26	\$0.57	\$0.53





RF 10.0

WELCOME TO BEAUHARNOIS.

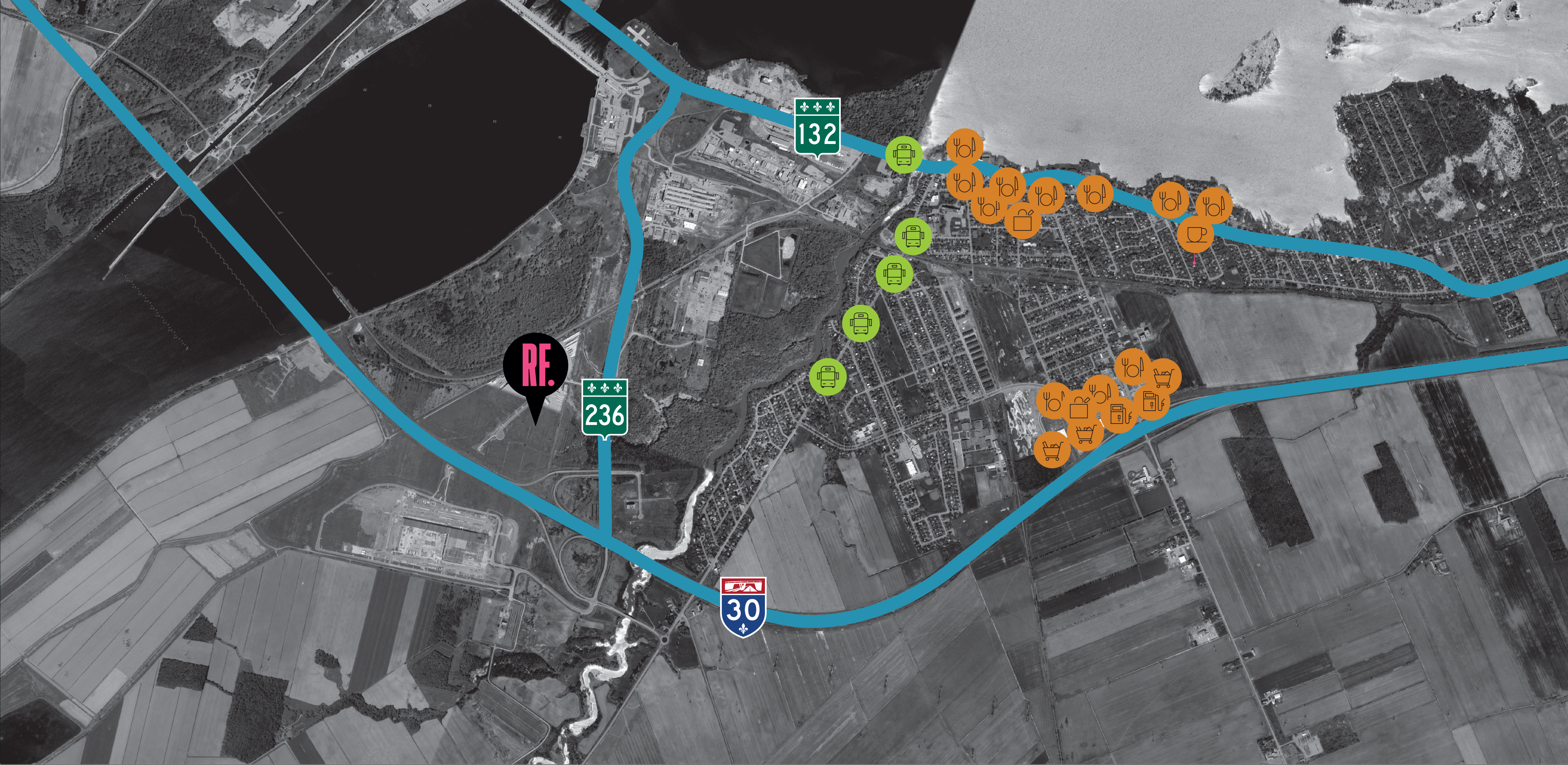
Located in The Beauharnois Industrial Park, the property stands out for its highly attractive geographic position. Located at the intersection of Highway 30 and Highway 236, it is crossed by CN rail network. The property is 15 minutes from the St. Lawrence Seaway thanks to the Port of Valleyfield which, by its direct access Highway 30, promotes the exchange and transshipment of materials transported by rail, sea, and land. The location of the Beauharnois Industrial Park is one of the most strategic for companies wishing to be in the heart of the Quebec-Ontario- United States trade corridors.



68.22 km² LAND AREA
10 km LENGTH
6 km WIDTH

2024 STATS

Population in 2025	14,412
Total private dwellings	6,751
Private dwellings occupied by usual residents	6,593
Population density per square kilometre	200



● CONVENIENT ACCESS

Highway 30

Highway 236

● SERVICES & AMENITIES

Restaurants 31

Supermarkets 4

Gas stations 4

Banks 4

Pharmacy 4

● PUBLIC TRANSPORTATION

Bus 1

Bus 20

BUILDING

SPECIFICATIONS

860 RUE TURNBULL, BEAUHARNOIS, QC. J6N 0S5

LAND AREA	297,121 ft²
BUILDING SIZE	142,341 ft²
CLEAR HEIGHT	32'
OUTDOOR STORAGE	Not Permitted
OFFICE	As Required
COLUMN SPAN	40' x 42'
MARSHALLING BAY	49'9"
DOCK DOORS	14
DRIVE-IN DOORS	1
VEHICLE PARKING	58 STALLS
TRAILER PARKING	None
ELECTRICAL ENTRY	1200 amps
AVAILABILITY	Immediate
SLAB	8"
FLOOR BEARING CAPACITY	20 kPa
RACKING POST LOADS	12 000 lbs
SIGNAGE	Yes
ROOF	White TPO Membrane
HVAC	Office rooftop, Warehouse gas fired
SPRINKLER SYSTEM	ESFR
LIGHTING	LED
ZONING	Light Industrial

