

ROSEFELLOW.

ROSEFELLOW.COM

# 16.0

RF. INDUSTRIAL 16.0 KANATA, ON

RF.

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# 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



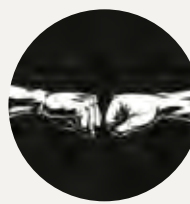
#### INNOVATION AND CONTINUOUS IMPROVEMENT

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

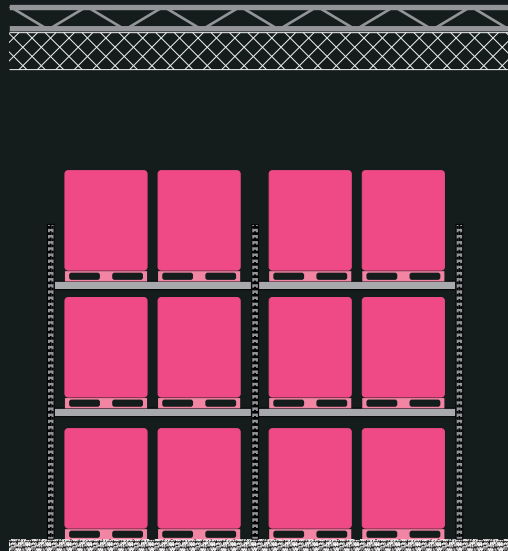
Whether through carbon-zero initiatives or ESG-driven design, Rosefellow emphasizes the importance of minimizing environmental impact and creating positive outcomes for communities, investors, and future generations.

## 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.



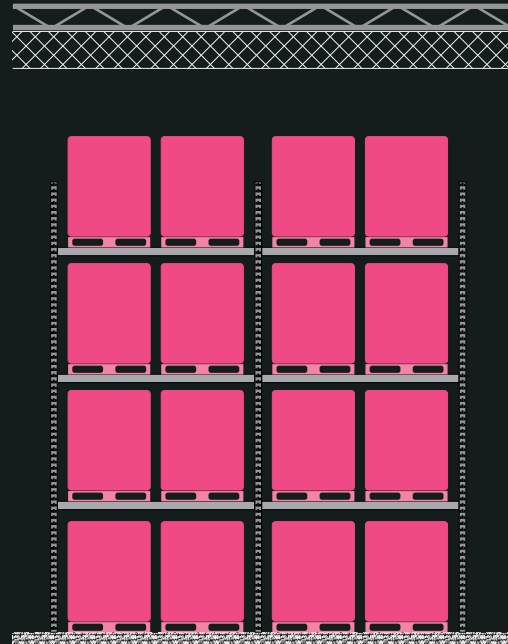
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20 ft

STACK ONLY 3 PALLETS HIGH

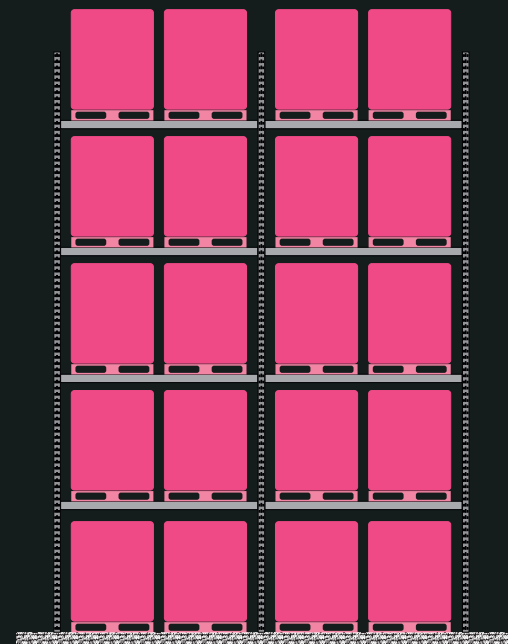
Based on a floor plate of 100,000 ft<sup>2</sup>, with 20 ft clear height ceilings you get only 2,000,000 ft<sup>3</sup>



24 ft

STACK ONLY 4 PALLETS HIGH

Based on a floor plate of 100,000 ft<sup>2</sup>, with 24 ft clear height ceilings you get only 2,400,000 ft<sup>3</sup>



32 ft

STACK 5 PALLETS HIGH

Based on a floor plate of 100,000 ft<sup>2</sup>, with 32 ft clear height ceilings you get 3,200,000 ft<sup>3</sup>

## OPTIMIZED ELEVATION

### FT<sup>2</sup> VS. FT<sup>3</sup>

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.

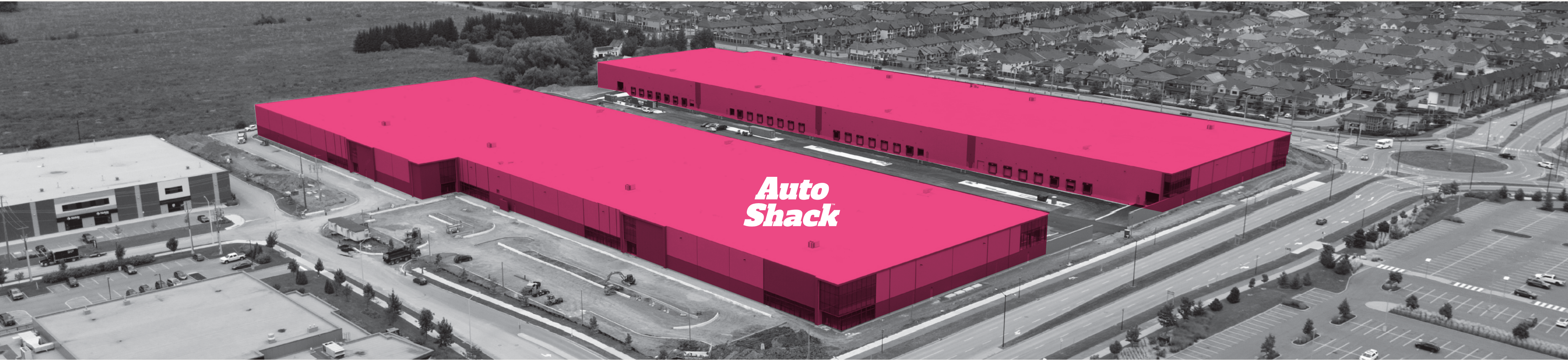
### EMISSIONS (kgCO<sub>2</sub>/year)

Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 16.0
349,000	150,000	124,000

### ENERGY COSTS (\$/ft<sup>2</sup>)

Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 16.0
\$1.26	\$0.75	\$0.66

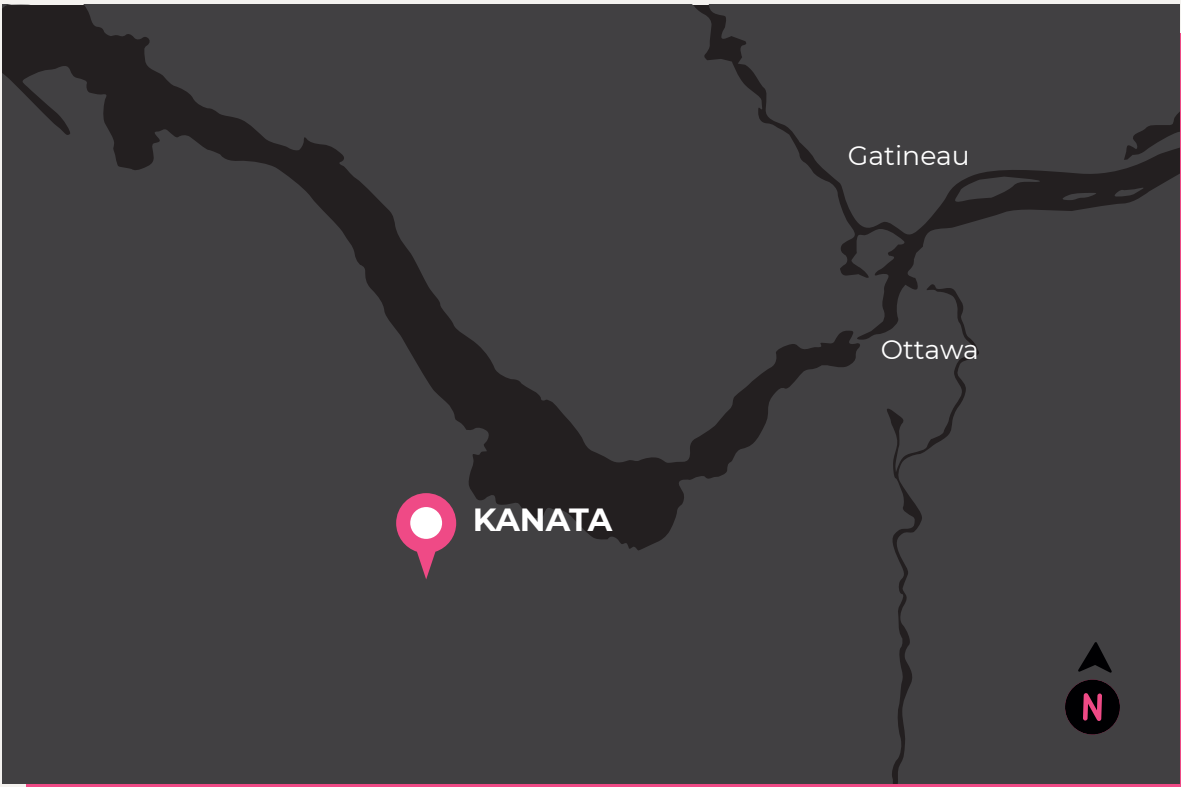




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# WELCOME TO KANATA.

Kanata is a suburb of Ottawa, the capital city of Canada, and is known as a hub for technology and innovation. Kanata is also home to the Canadian Tire Centre arena, where the Ottawa Senators pro hockey team plays. There are several big shopping complexes, including the Tanger Outlets mall and open-air Kanata Centrum Shopping Centre. Small parks and playgrounds dot the area, while vast South March Highlands Conservation Forest has walking and mountain biking trails.



**62.35 km<sup>2</sup>** LAND AREA  
**21.4 km** LENGTH  
**3.3 km** WIDTH

2025 STATS

Population in 2025	137,118
Total private dwellings	49,662
Private dwellings occupied by usual residents	48,713
Population density per square kilometre	2199.2





● CONVENIENT ACCESS

Highway 417

● SERVICES & AMENITIES

Restaurants = 34

Supermarkets = 11

Gas stations = 13

Banks = 14

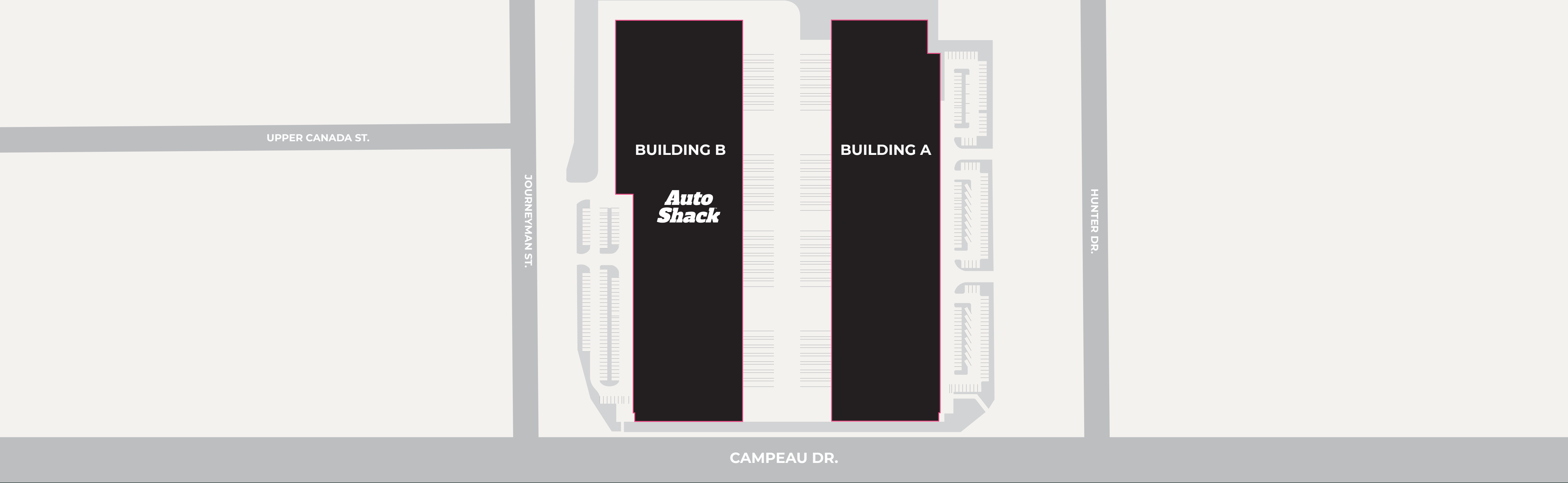
Pharmacy = 11

Centres, 7

● PUBLIC TRANSPORTATION

Busses = 62, 162, 261, 263





# SITE PLAN.

**BUILDING B – LEASED**

SIZE  
248,498 ft<sup>2</sup>

CLEAR HEIGHT  
32

DOCK DOORS  
28

DRIVE-IN DOORS  
2

COLUMN SPAN  
47'6" x 38'

**BUILDING A**

SIZE  
230,247 ft<sup>2</sup>

CLEAR HEIGHT  
32

DOCK DOORS  
28

DRIVE-IN DOORS  
2

COLUMN SPAN  
47'6" x 38'



# BUILDING A

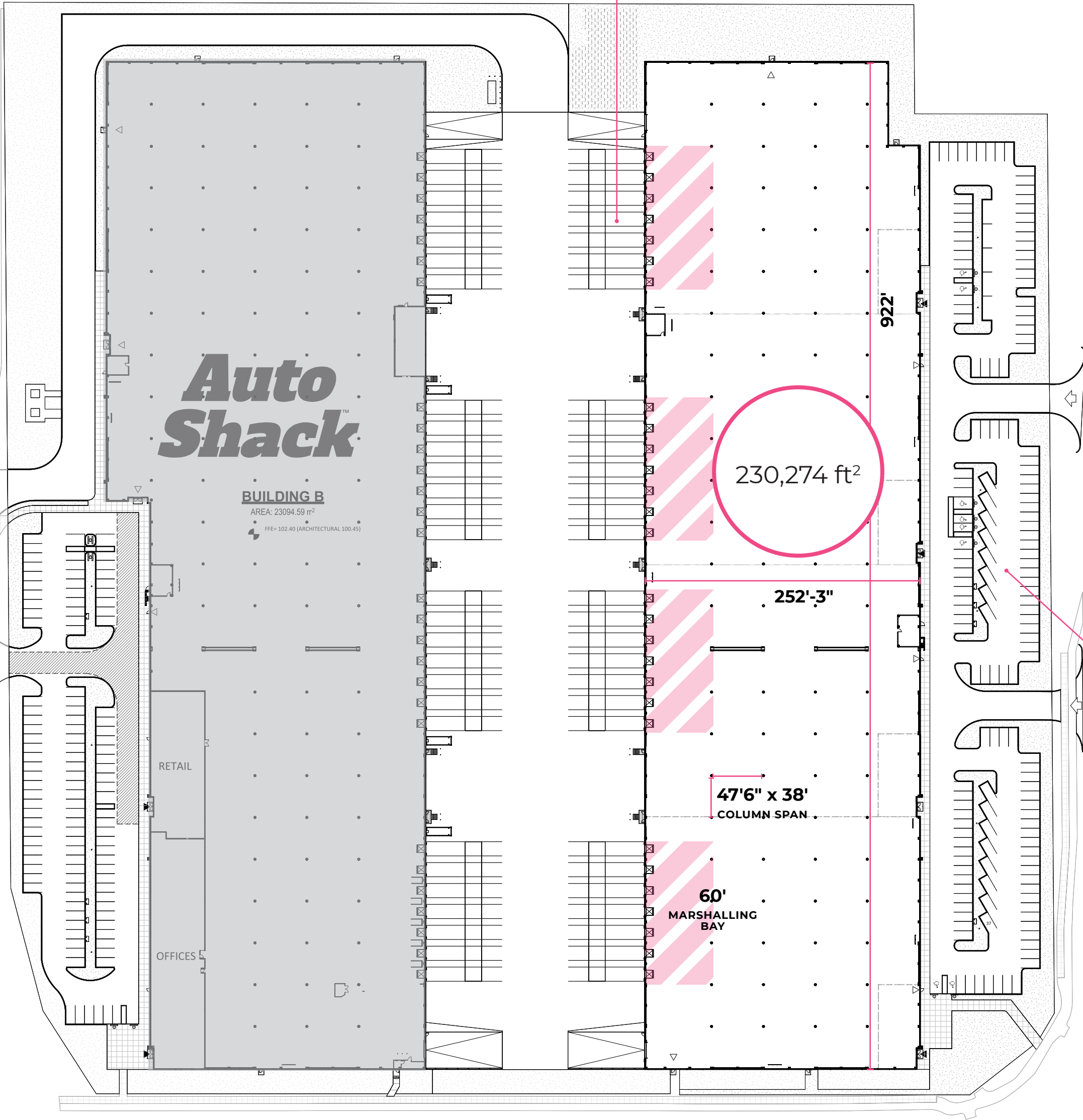
## SPECIFICATIONS

405 HUNTMAR DR. KANATA, ON. K2T 0K9

LAND AREA	448,815 ft²
BUILDING SIZE	230,274 ft²
CLEAR HEIGHT	32'
OUTDOOR STORAGE	Permitted
OFFICE	As Required
COLUMN SPAN	47'6" x 38'
MARSHALLING BAY	60'
DOCK DOORS	28
DRIVE-IN DOORS	2
VEHICLE PARKING	84 STALLS
ELECTRICAL ENTRY	2000 amps
AVAILABILITY	Immediate
SLAB	9"
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

UPPER CANADA ST.

JOURNEYMAN ST.



28 LOADING DOCKS  
+  
2 DRIVE-IN DOOR

230,274 ft²

252'-3"

47'6" x 38'  
COLUMN SPAN

60'  
MARSHALLING  
BAY

HUNTMAR DRIVE

84 STALLS  
VEHICLE PARKING

CAMPEAU DRIVE