

DISRUPTING
THE STATUS
QUO.

ROSEFELLOW.

INDUSTRIAL 14.0

KIRKLAND, QC

ABOUT ROSEFELLOW.

RF.

WHO WE ARE

ROSEFELLOW. is a leading real estate development and management firm in Montreal. We are at the forefront of modern methods in the ways buildings are designed and constructed.

ROSEFELLOW. designs, builds, and manages buildings that rely as much on our intrinsic qualities as on the service we provide. This conviction gives us the energy to unify those like us who want to commit and innovate for an energy efficient, fluid, and inclusive city.

OUR APPROACH

Whether it is ground-up construction or transforming dated and uninspiring buildings into luxury residential and/or industrial assets, we strive to deliver a unique and exceptional living/working experience to its valuable users.

Our operational policies ensure that we can consistently deliver, maintain, and maximize value for our clients and partners. At ROSEFELLOW., we are constantly adapting to a fast-changing world of design. We keep devising new and advanced ways of developing and managing our assets to deliver optimum value to our investors while also creating an exceptional experience for the end users. Therefore ROSEFELLOW. is becoming a pre-mier real estate developer Canadians turn to first, and how we intend to remain so.





ABOUT ROSEFELLOW.

A SEAMLESS PROCESS

We understand that property investments can be somewhat challenging and some real estate companies lack transparency. In turn, we strive to make the process simple, clear, and effortless for you. We do this by identifying and carrying out extensive diligence to ensure our projects are de-risked.

SUSTAINABILITY

Sustainability has been at the heart of ROSEFELLOW. since day one. We are continuously partnering with leading manufacturers, universities and engineers to pioneer new approaches and technologies that elevate the efficiency and value of every building and investment. At ROSEFELLOW. sustainability is not a means to an end, but an ongoing practice that fosters communities and cities.

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ROSEFELLOW INDUSTRIAL 14.0

Kirkland is a young and dynamic city in the heart of the West-Island of Montreal. Located at the junction of Highway 20 and Highway 40 (Trans-Canada), Kirkland provides quick access to Montreal's Pierre-Elliott Trudeau International Airport, the largest container port in Canada as well as one of the most active railway corridors in the country, not to mention its proximity to essential services.

Population in 2021: 19,413

Length: 6.44 km

Width: 1.61 km

Land area: 9.64 km²

Kilometres of roads: 120 km

The Town of Kirkland has close to 400 industrial, commercial and institutional establishments on its territory to better serve its community.

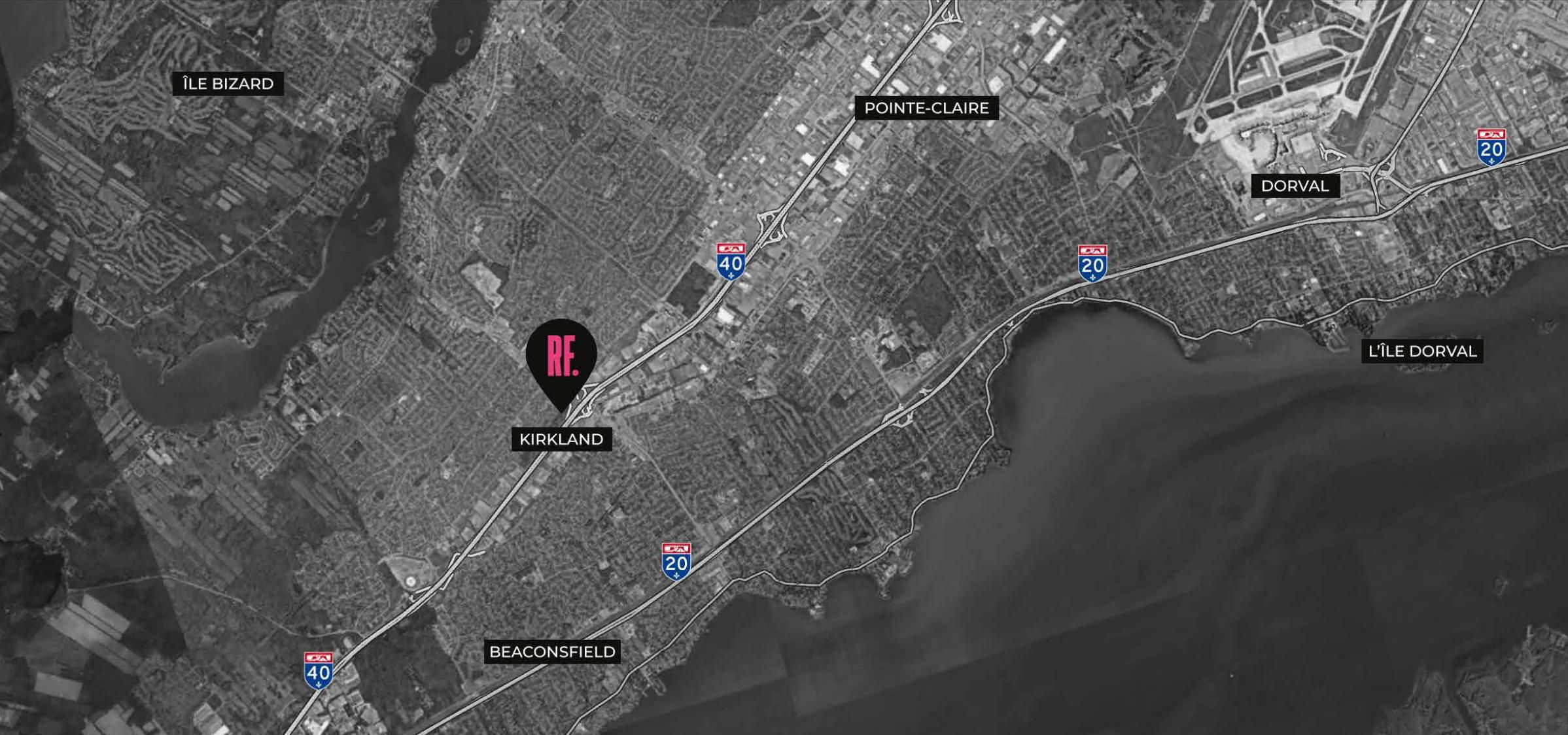
2021 CENSUS

Population in 2021	19,413
Total private dwellings	6,790
Private dwellings occupied by usual residents	6,666
Population density per square kilometre	2,012.00
Land area (square kilometre)	9.65

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LOCATION MAP.

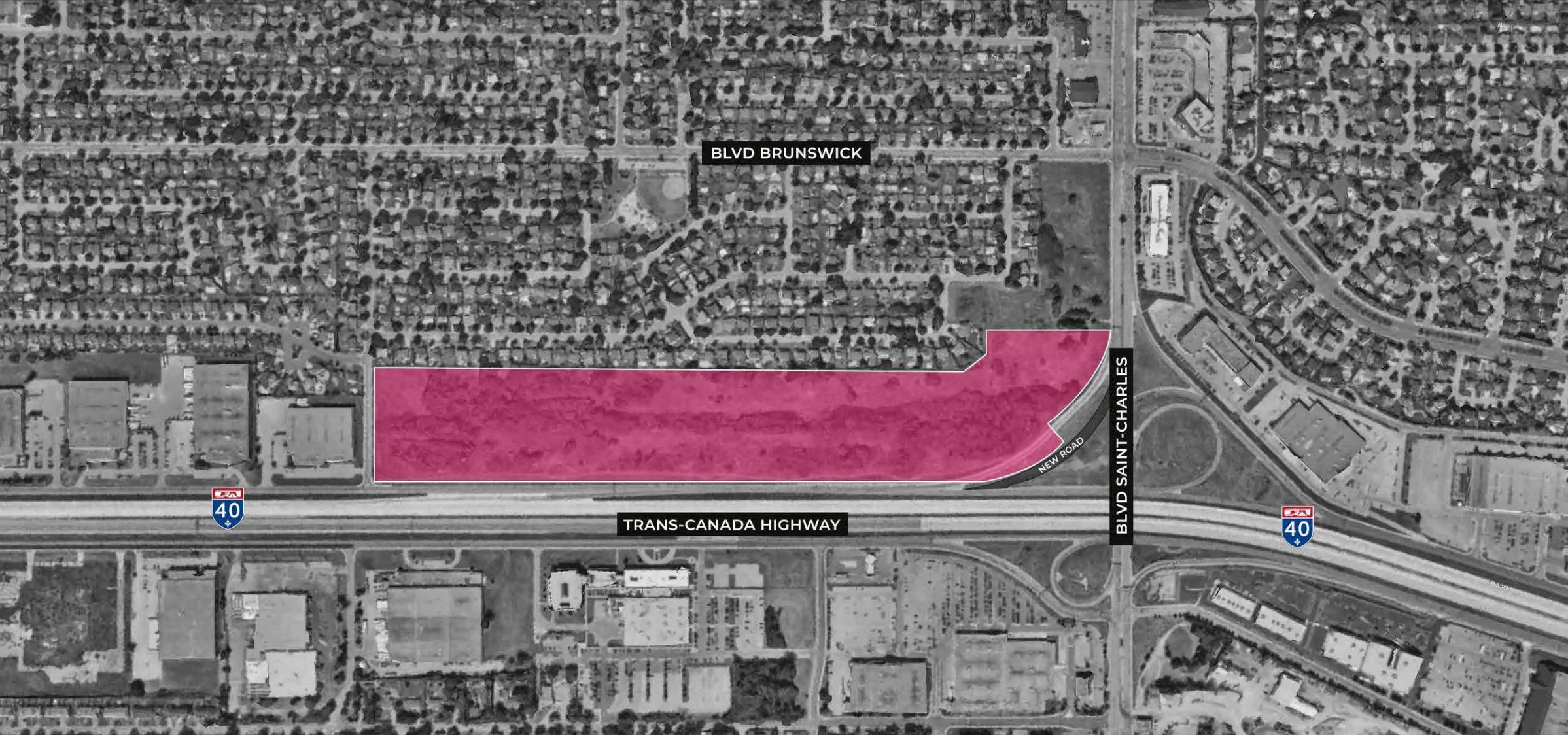
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SITE OVERVIEW.

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SITE PLAN.



COMING SOON



CHARACTERISTICS

LAND AREA

LOT
TOTAL

BUILDING

OFFICE A
OFFICE B
WAREHOUSE

MEZZANINE

OFFICE A
TOTAL

PARKING

VEHICLE
TRAILER

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RENDERING.

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COMING SOON

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DISTANCE FROM KIRKLAND, QC.

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DISTANCE FROM KIRKLAND, QC

Pierre Elliott Trudeau International Airport	13 KM
FedEX Terminal	7 KM
UPS Terminal	15 KM
Canada Post Distribution Centre	14 KM
Port of Montreal	28 KM
Ontario	50 KM

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PUBLIC TRANSPORTATION.

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GENERAL BUILDING SPECIFICATIONS.

BOROUGH

OUTSIDE STORAGE

KIRKLAND

Not permitted

ZONING AVAILABLE

AREA

INDUSTRIAL

To be confirmed

OFFICE

CLEAR HEIGHT

AS REQUIRED

To be confirmed

COLUMN SPAN

LOADING DOCKS

TO BE CONFIRMED

To be confirmed

DRIVE-IN DOORS

SLAB

TO BE CONFIRMED

To be confirmed

ROOF

SPRINKLER SYSTEM

TO BE CONFIRMED

ESFR - Per Code of Quebec (chap. 1) (National Building Code) NFPA

LIGHTING SYSTEM

HVAC

TO BE CONFIRMED

To be confirmed

ELECTRICAL

TO BE CONFIRMED

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THANK YOU.

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