

The background is a dark grey field filled with a repeating pattern of white line-art icons. These icons include roses with radiating lines, construction cranes, location pins, keys, and banners with text like 'WALK THE TALK.', 'REWRYTING', 'ROSE', 'FELLOW', and 'EST. MTL'.

ROSEFELLOW.

INDUSTRIAL 12.0

INTERSECTION OF RUE DUPONT & RUE LEON-MALOUIN
COTEAU-DU-LAC (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.

INDUSTRIAL 12.0 - INTERSECTION OF RUE DUPONT & RUE LEON-MALOUIN, COTEAU-DU-LAC (QC)

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ROSEFELLOW INDUSTRIAL 12.0

Coteau-du-Lac is a small city in southwestern Quebec, Canada. It is on the north shore of the St. Lawrence River in the Vaudreuil-Soulanges Regional County Municipality.

The population was 7,044 as of the 2016 Canadian Census.

AREA

Total **57.20 km2 (22.09 sq mi)**

Land **46.89 km2 (18.10 sq mi)**

POPULATION (2016)

Total **7,044**

Density **150.2/km2 (389/sq mi)**

Population (2011-2016) **Increase 3.0%**

Dwellings **2,743**

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LOCATION MAP.

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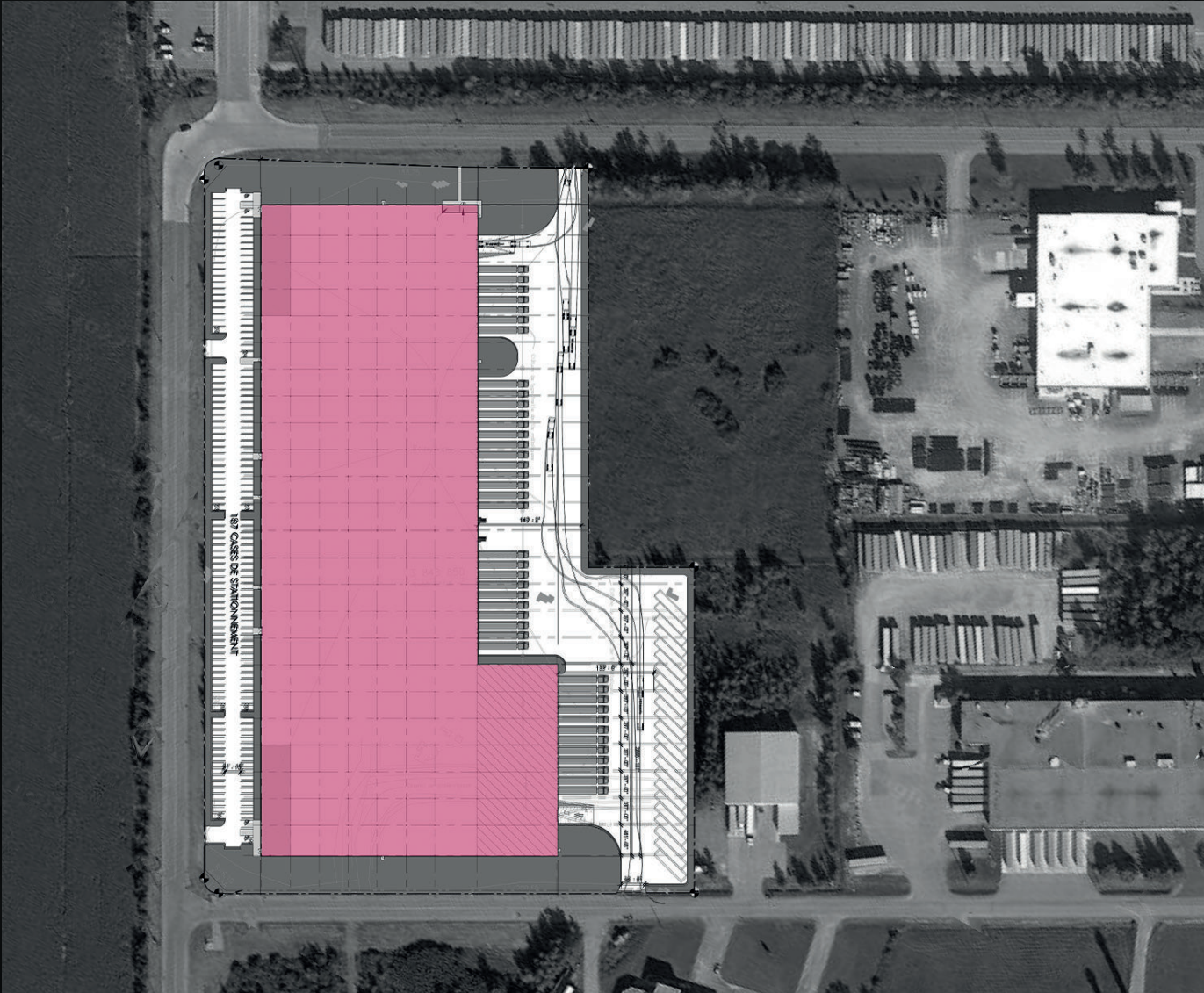
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SITE OVERVIEW.

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SITE PLAN.



CHARACTERISTICS

| | |
|-----------|------------------------------|
| LAND AREA | |
| LOT | # 3 848 850 |
| TOTAL | 599,130 SQ.FT. (55,661.8 M2) |

| | |
|-----------|-------------------------|
| BUILDING | |
| OFFICE | AS REQUIRED |
| WAREHOUSE | 75,000 – 300,000 SQ.FT. |
| MEZZANINE | AS REQUIRED |

| | |
|---------------------|----------------|
| TOTAL BUILDING SIZE | 271,048 SQ.FT. |
|---------------------|----------------|

| | |
|------------------|------------|
| PROPOSED PARKING | |
| VEHICLE | 187 STALLS |
| TRAILER | 43 STALLS |

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RENDERING.

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INDUSTRIAL 12.0 - INTERSECTION OF RUE DUPONT & RUE LEON-MALOUIN, COTEAU-DU-LAC (QC)

DISTANCE FROM COTEAU-DU-LAC.

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DISTANCE FROM COTEAU DU LAC

| | |
|--|------|
| FedEx Terminal | 45KM |
| Pierre Elliott Trudeau International Airport | 44KM |
| Canada Post Distribution Centre | 52KM |
| UPS Distribution Centre | 55KM |
| Downtown Montreal | 60KM |
| Port of Montreal | 64KM |
| Port of Valleyfield | 19KM |

INDUSTRIAL 12.0 - INTERSECTION OF RUE DUPONT & RUE LEON-MALOUIN, COTEAU-DU-LAC (QC)

PUBLIC TRANSPORTATION.

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GENERAL BUILDING SPECIFICATIONS.

| | |
|-------------------------------------|---|
| BOROUGH OUTSIDE STORAGE | COTEAU DU LAC Permitted |
| ZONING AVAILABLE AREA | INDUSTRIAL 75,000 – 300,000 SQ.FT. |
| OFFICE CLEAR HEIGHT | AS REQUIRED 40' |
| COLUMN SPAN LOADING DOCKS | 37' X 40' 1/8000 SQ.FT., equipped with 35,000lb mechanical dock |
| DRIVE-IN DOORS SLAB | 2 Warehouse/plant slab-on-grade to be 8" thick, 25 MPA concrete, reinforced with synthetic macro-fibers at a rate of 1.8 kg/m3. Office slab-on-grade to be 5" thick, 25 MPA concrete, reinforced with synthetic macro-fibers. |
| ROOF SPRINKLER SYSTEM | TPO SYSTEM ESFR - Per Code of Quebec (chap. 1) (National Building Code) NFPA |
| ROOFLIGHTING SYSTEM HVAC | LED Office: The office space will be air conditioned with roof top units. Warehouse: gas fired units to be provided. |
| ELECTRICAL | 2,000 amps |

DISRUPTING
THE STATUS
QUO.

THANK YOU.

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