

DISRUPTING
THE STATUS
QUO.

ROSEFELLOW.

INDUSTRIAL 3.0

CASSELMAN, ONTARIO

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 3.0 - CASSELMAN, ONTARIO

ROSEFELLOW INDUSTRIAL 3.0

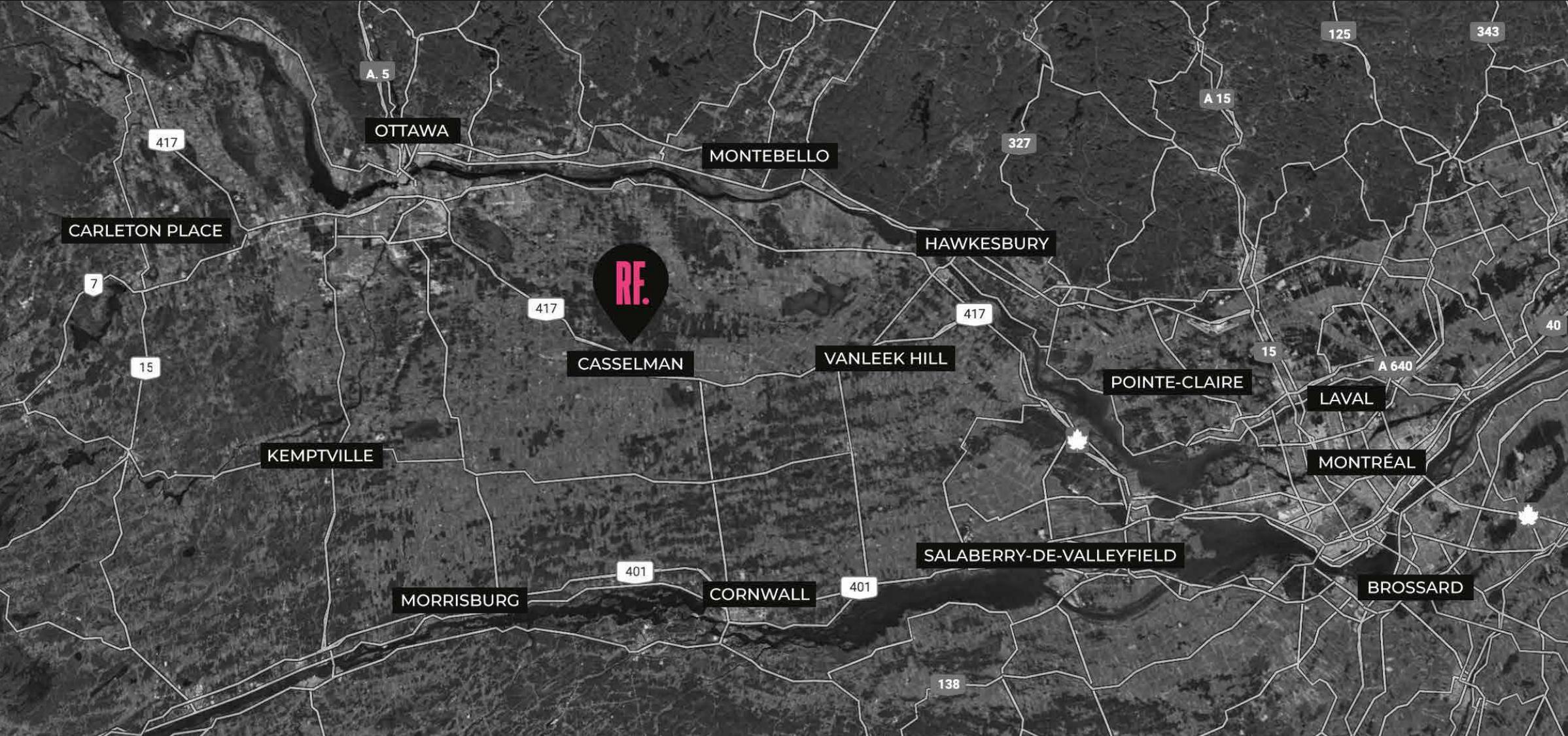
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Location: Located at the intersection of the TransCanada Highway (417) and Aurele Road, Municipality of Casselman, Province of Ontario, known as part of lot 9, Concession 7, county of Russel.

Site information: Located only 25 minutes east of Ottawa by the Highway 417, the Municipality of Casselman is a charming growing community with a rich history. The city was named in honour of Martin Casselman, who built a sawmill in 1844. The Municipality grew around the railway that links Ottawa and Montreal. The current station is now a heritage site, housing the historical museum and the Casselman tourist information centre. A gigantic Franco-Ontarian flag hover at the entrance of the Municipality and illustrates the feeling of pride towards the Franco-Ontarian language and culture. The South Nation River winds through the Municipality of Casselman. There are multiple public parks which are offering suitable spaces for sports, games or relaxation for all ages.

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LOCATION MAP.



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SITE OVERVIEW.

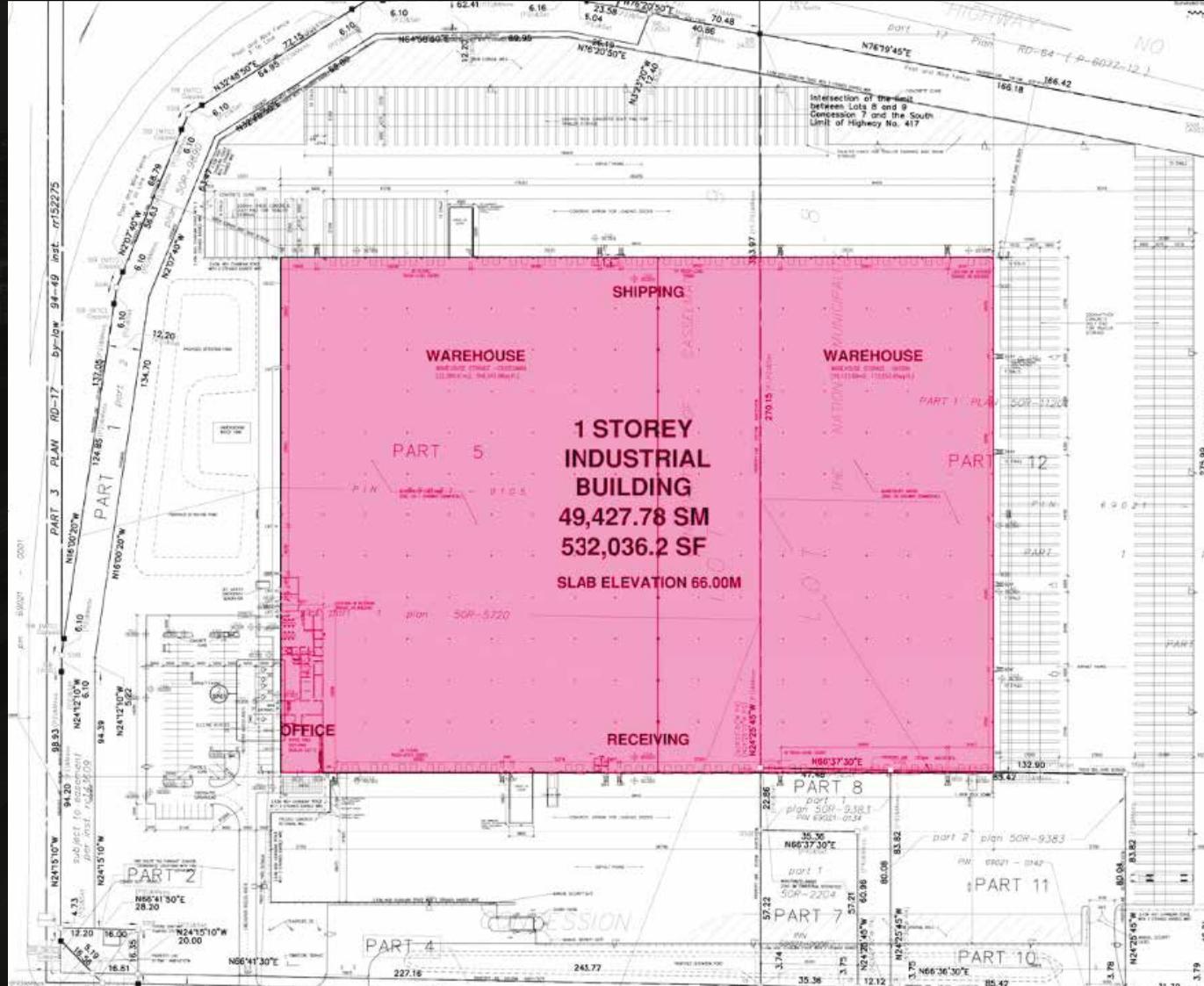
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SITE PLAN.

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LAND AREA TOTAL ± 1,519,530 SQ.FT. (141,169 M2)

BUILDING “A”

TOTAL AREA ± 120,300 SQ.FT.

OFFICE AREA (GROUND FLOOR) ± 12,030 SQ.FT.
OFFICE AREA (MEZZANINE) As required
WAREHOUSE AREA ± 108,270 SQ.FT.

BUILDING “B”

TOTAL AREA ± 137,800 SQ.FT.

OFFICE AREA (GROUND FLOOR) ± 13,780 SQ.FT.
OFFICE AREA (MEZZANINE) As required
WAREHOUSE AREA ± 124,020 SQ.FT.

BUILDING “C”

TOTAL AREA ± 126,000 SQ.FT.

OFFICE AREA (GROUND FLOOR) ± 12,600 SQ.FT.
OFFICE AREA (MEZZANINE) As required
WAREHOUSE AREA ± 113,400 SQ.FT.

TOTAL (A+B+C) ± 531,057 SQ.FT.

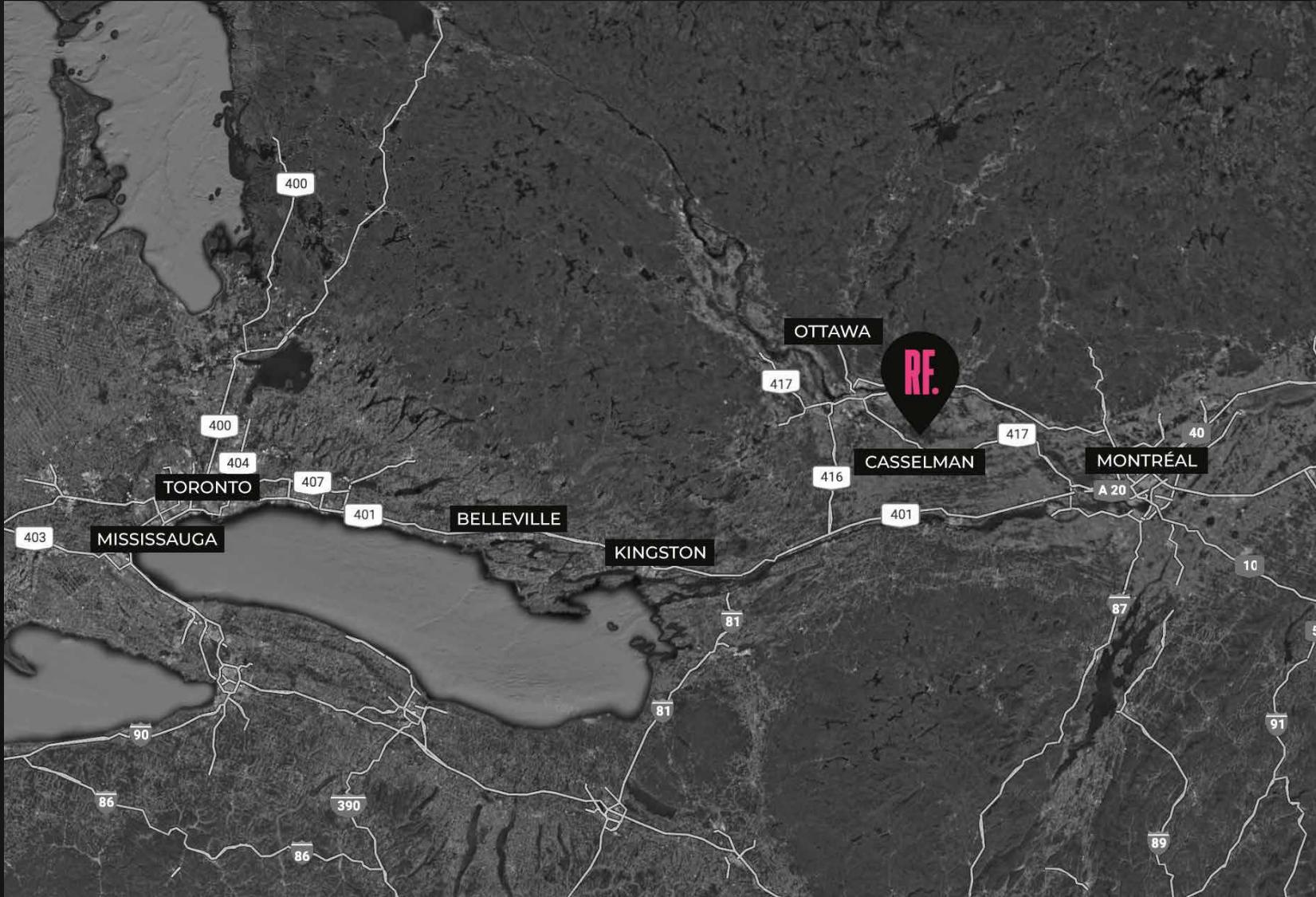
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RENDERING.

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DISTANCE FROM CASSELMAN, ONTARIO.



DISTANCE FROM CASSELMAN, ONTARIO

| | |
|-------------|--------|
| Mississauga | 477 KM |
| Toronto | 451 KM |
| Belleville | 271 KM |
| Kingston | 198 KM |
| Montreal | 146 KM |

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PUBLIC TRANSPORTATION.

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GENERAL BUILDING SPECIFICATIONS.

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| | |
|-------------------------------------|---|
| BOROUGH OUTSIDE STORAGE | CASSELMAN, ON Permitted |
| ZONING AVAILABLE AREA | INDUSTRIAL 535,000 SQ.FT. |
| OFFICE CLEAR HEIGHT | 10% + BUILD TO SPEC 40' |
| COLUMN SPAN LOADING DOCKS | 40FT X 50FT 1 x 10,000SF, equipped with 35,000lbs mechanical dock leveler |
| DRIVE-IN DOORS SLAB | 2 Warehouse/plant slab-on-grade to be 6" thick, 25 MPA concrete, reinforced with steel fibers at a rate of 20kg/m ³ . Office slab-on-grade to be 5" thick, 25 MPA concrete, unreinforced |
| 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 | 2000 AMPS |

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THANK YOU.

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