

DISRUPTING  
THE STATUS  
QUO.

# ROSEFELLOW.

**INDUSTRIAL 17.0**

AUTOROUTE 440, LAVAL

# ABOUT ROSEFELLOW.

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## 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 17.0 - HIGHWAY 440, LAVAL

# ROSEFELLOW INDUSTRIAL 17.0

Laval is a Canadian city in southwestern Quebec, north of Montreal. It is the largest suburb of Montreal, the third-largest city in the province after Montreal and Quebec City, and the thirteenth largest city in Canada with a population of approximately 500,000. Laval is a modern, rapidly expanding city. With one of the highest demographic growth in Quebec, it stands out for its exceptional infrastructure, economy and quality of life. Five autoroutes and four highways crisscross Île Jésus. At certain locations, the flow of traffic is truly impressive. And that's the case of the interchange of Autoroutes 15 and 440, where the annual average flow of traffic is 300,000 vehicles or the same as at the Turcot interchange in Montréal\*.

Laval also has an intermodal public transit system that includes three metro stations. As for buses and shared taxis, they annually carry 20 million passengers. The 235 buses of the Société de transport de Laval (STL) provide efficient public transit throughout the territory. The STL's network makes it possible to offer users optimal intermodal services comprising buses, three metro stations and the stations of the two commuter train lines. Since 2011, Laval has a new road link to Montréal – the 1.2-kilometre Autoroute 25 toll bridge, which is the longest cable-stayed structure in all of Québec.

### METRO

No. of METRO stations: 3  
De la Concorde, Cartier, Montmorency  
Monthly number of passengers: 750,000

### COMMUTER TRAIN

#### Montreal - Deux-Montagnes Line

Laval Stations: Île Bigras and Sainte-Dorothée  
Annual ridership (transit users): 7,500,000

#### Montreal - Saint-Jérôme Line

Laval Stations: Sainte-Rose, Vimont and de la Concorde  
Annual ridership (transit users): 2,300,000

### BUSES (STL)

No. of buses: 235  
No. of bus routes: 42  
No. of shared taxi routes: 8  
No. of trips (annually): over 20 million

### AUTOROUTE NETWORK

Autoroute Chomedey A-13  
Autoroute des Laurentides A-15  
Autoroute Papineau-Leblanc A-19  
Autoroute 25 A-25  
Autoroute Laval A-440

### Other major arteries:

Highway 117  
Highway 125  
Highway 148  
Highway 335

### Bridges:

Total no. of bridges (for vehicles), linking Laval to Montreal: 7  
Total no. of bridges (for vehicles), linking Laval to the North Shore: 7

### Bicycle paths, lanes, designated shared roadways, multi-purpose lanes/roadways

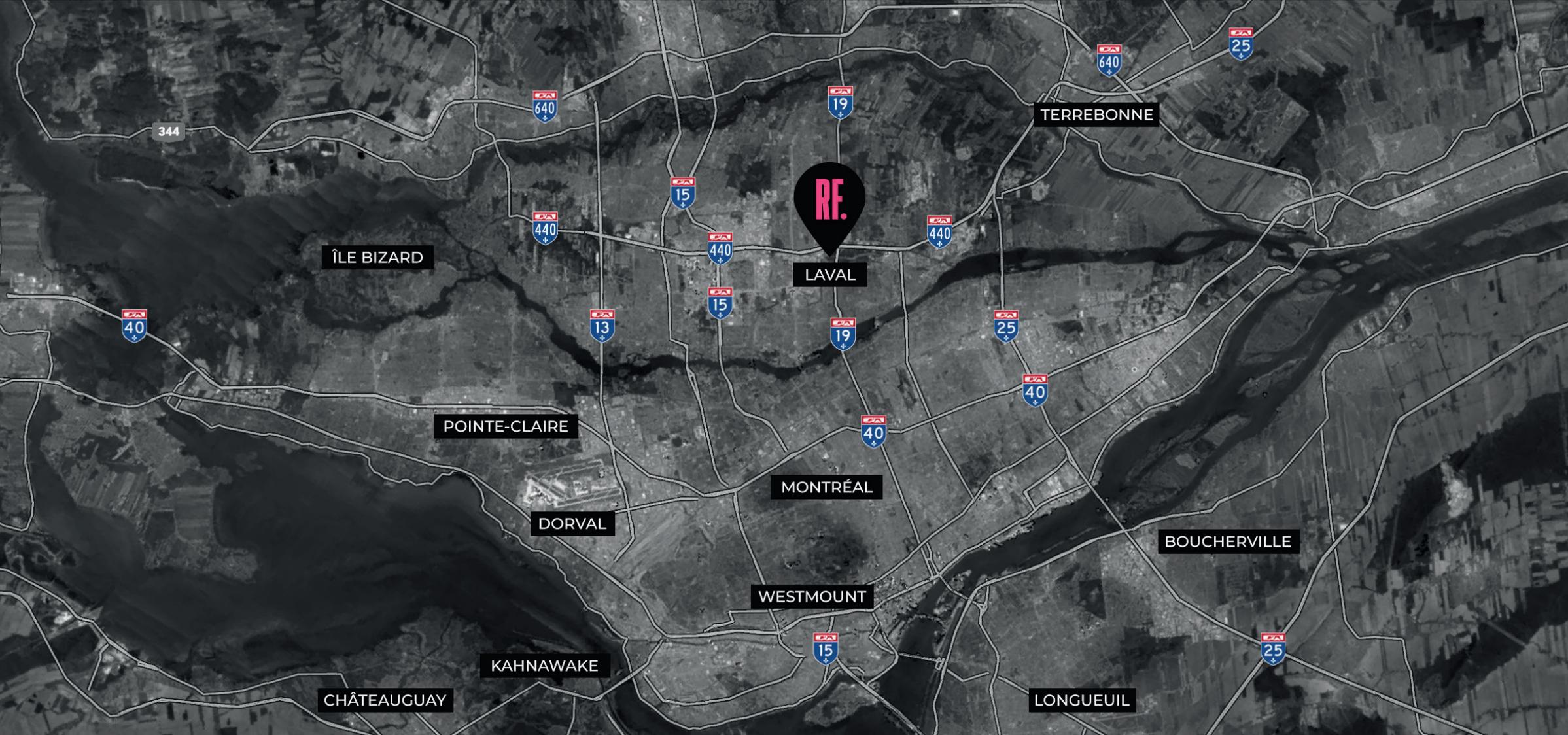
Total: 166 kilometres  
Route verte - North-South: 15 kilometres  
Route verte - East-West: 18.5 kilometres

\* Source: Ministère des Transports du Québec

INDUSTRIAL 17.0 - HIGHWAY 440, LAVAL

# LOCATION MAP.

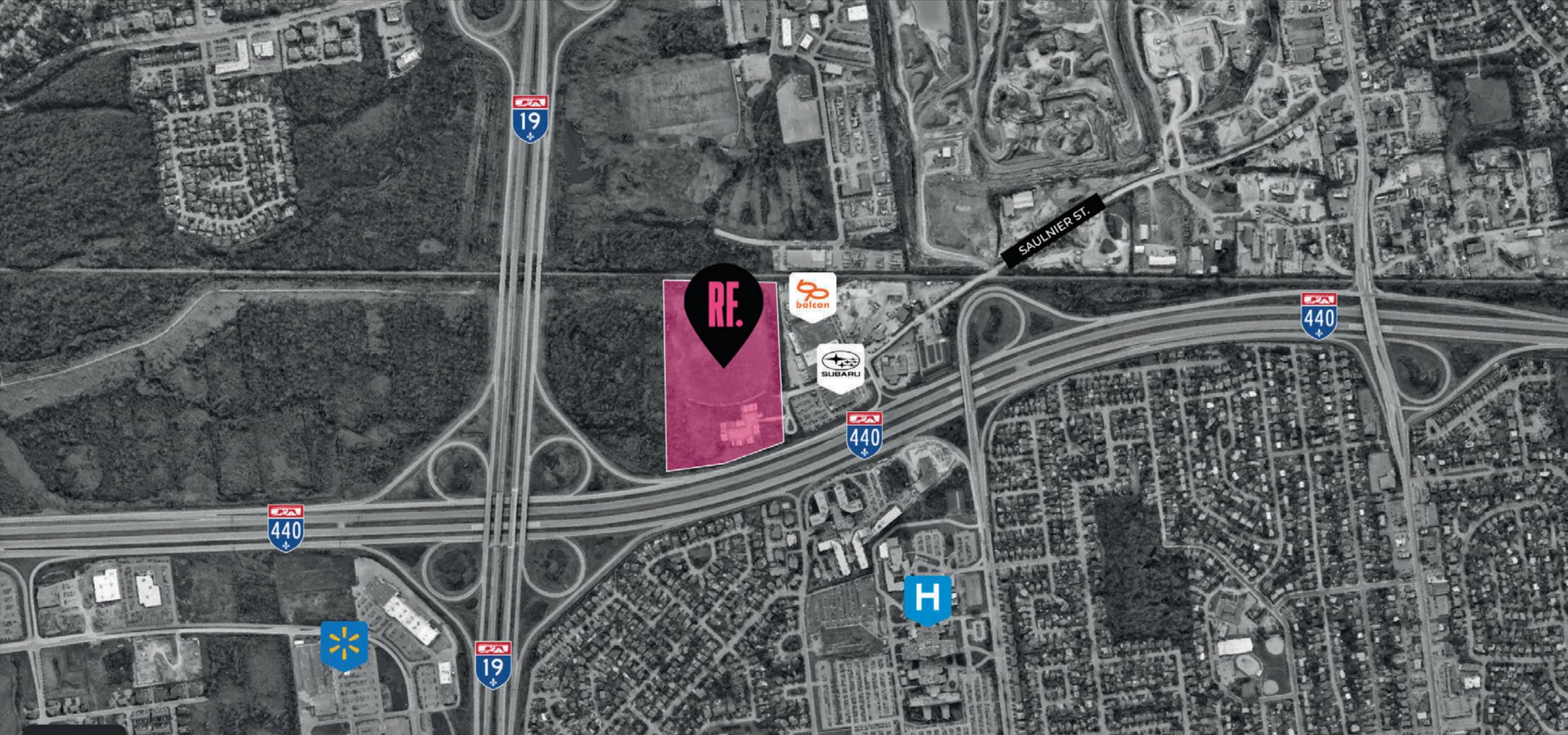
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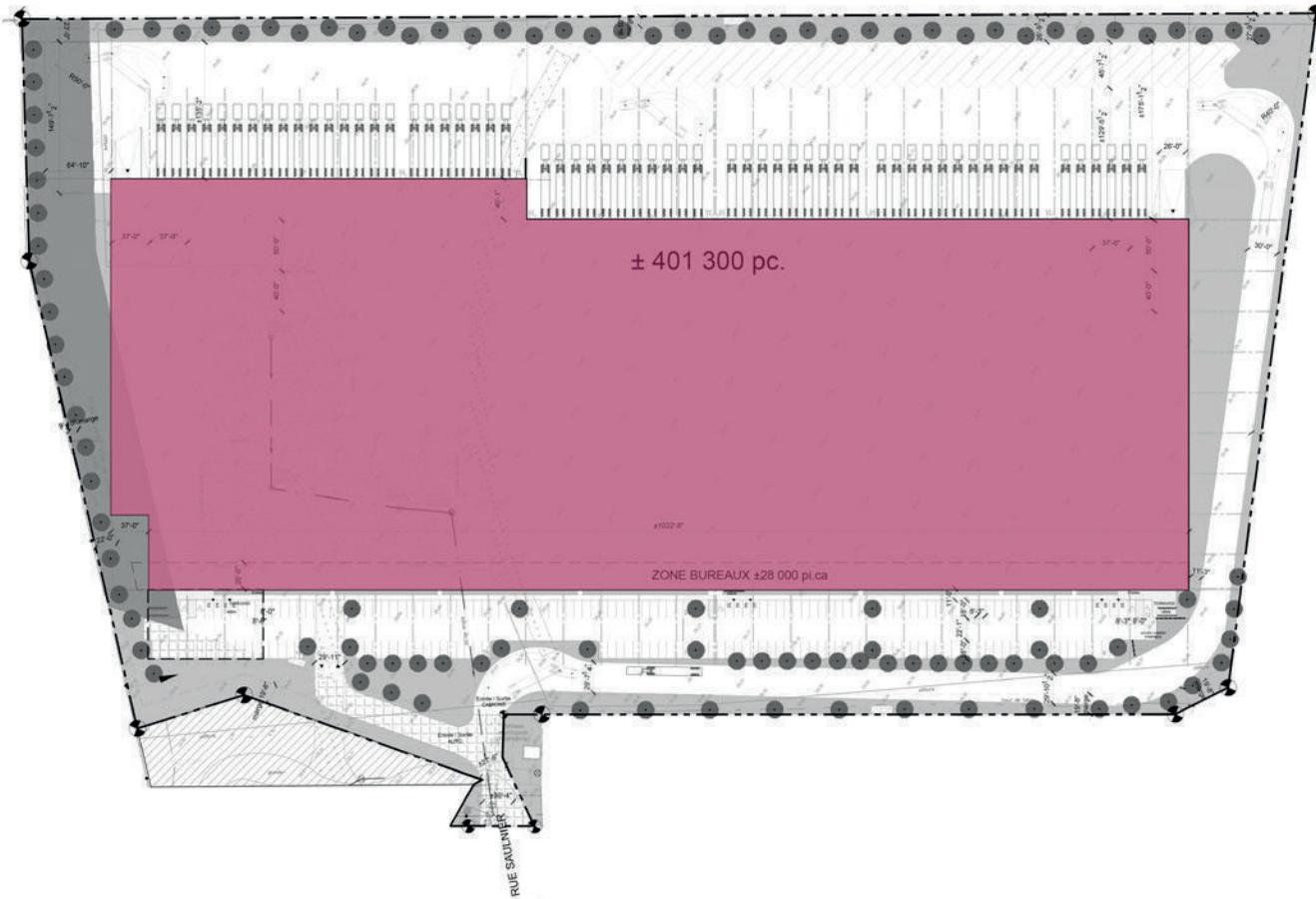
INDUSTRIAL 17.0 - HIGHWAY 440, LAVAL

# SITE OVERVIEW.

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# SITE PLAN.



## CHARACTERISTICS

### LAND AREA

LOT # 1 761 065  
TOTAL 18.85 AC (827,370 SQ.FT.)

### BUILDING

OFFICE As required  
WAREHOUSE From 100,000 to 400,000 SQ.FT.

### PARKING

VEHICLE 190 stalls  
TRAILOR 66 stalls

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**RENDERING.**

**RF.**

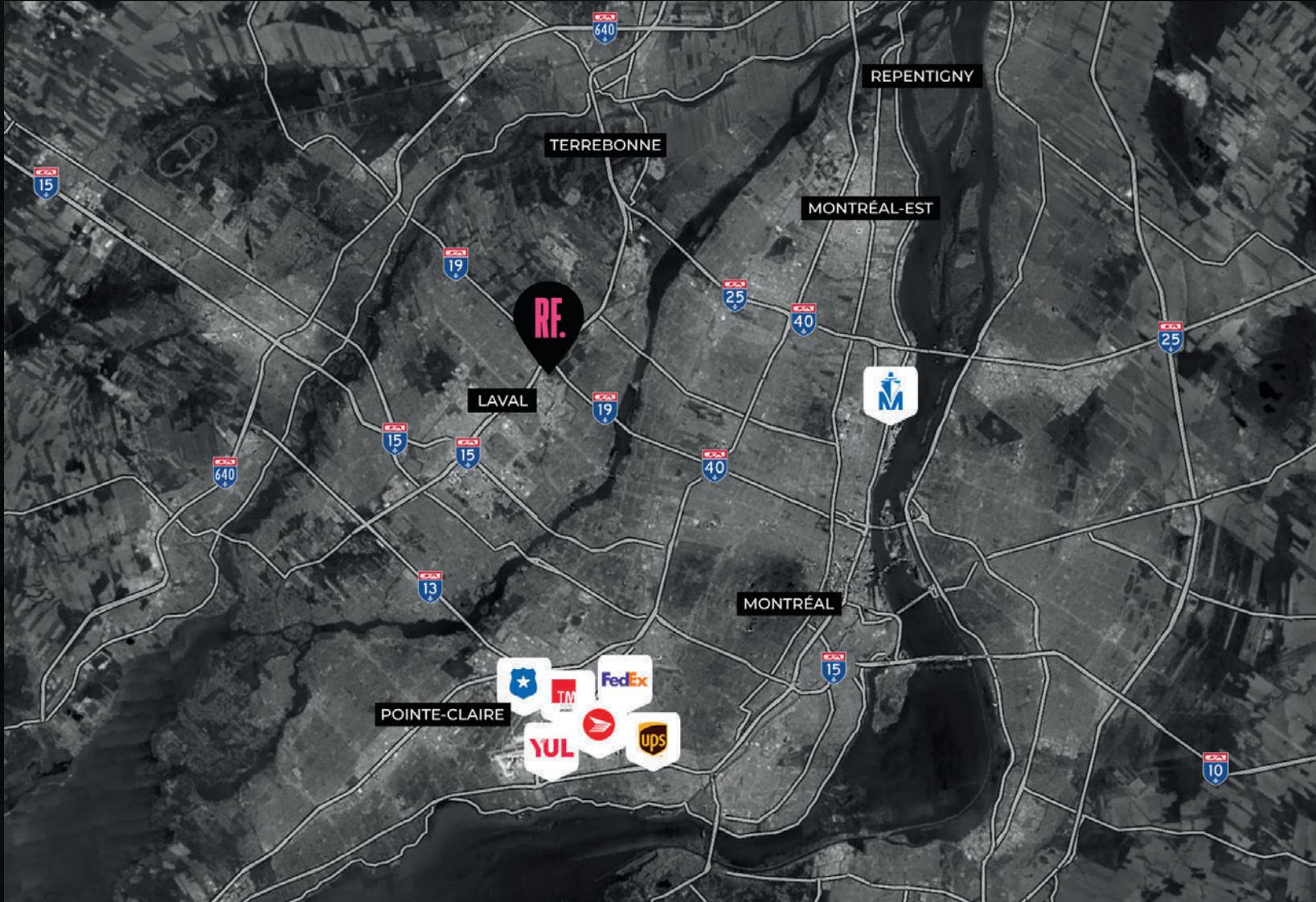
COMING SOON

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# DISTANCE FROM AUTOROUTE 440, LAVAL, QC.



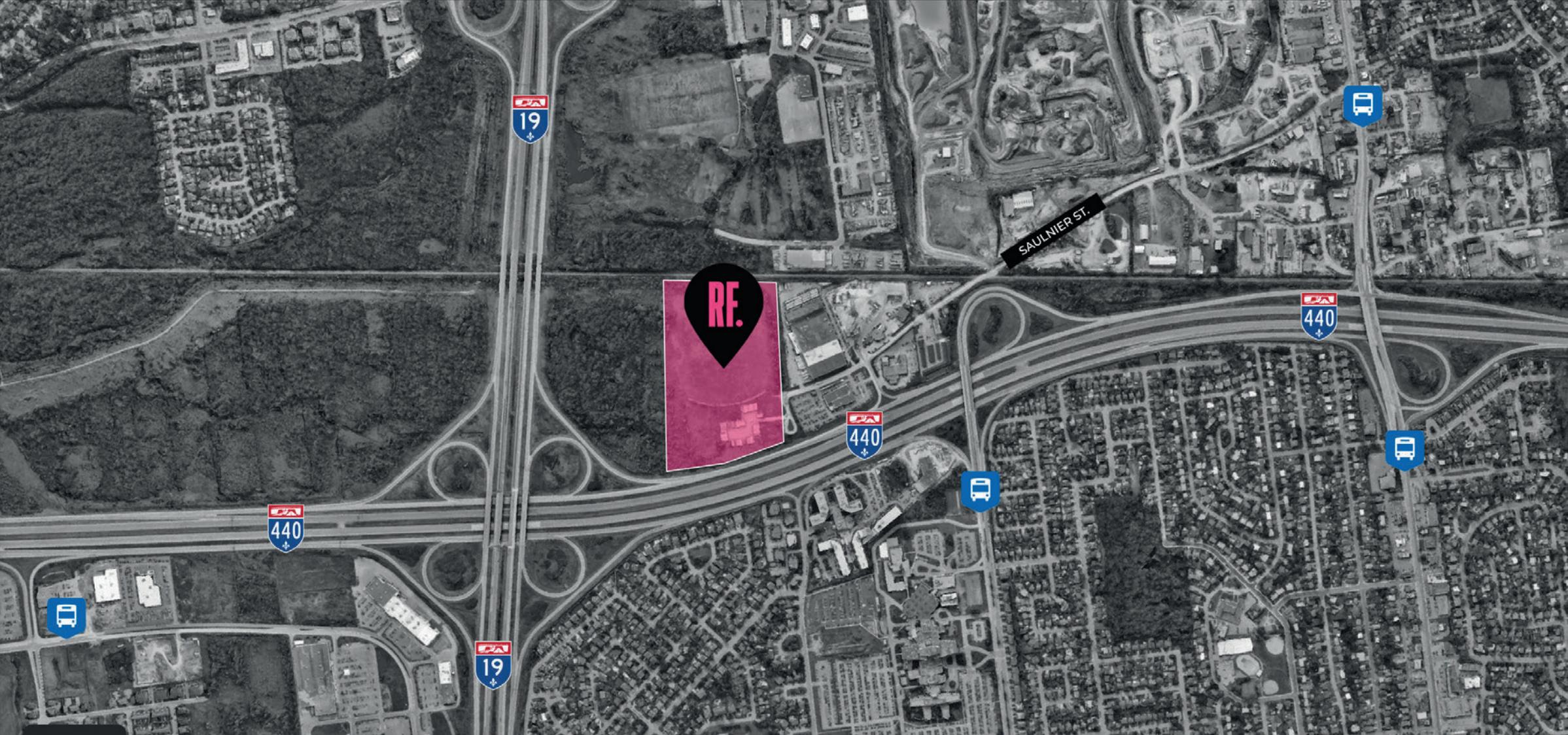
## DISTANCE FROM AUTOROUTE 440, LAVAL, QC

Border Services	25 KM
Technoparc Montreal	21 KM
FedEx Terminal	25 KM
Pierre Elliot Trudeau International Airport	24 KM
Canada Post Distribution Centre	20 KM
Port of Montreal	19 KM
UPS Distribution Centre	27 KM

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# PUBLIC TRANSPORTATION.

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## INDUSTRIAL 17.0 - HIGHWAY 440, LAVAL

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# GENERAL BUILDING SPECIFICATIONS.

### BOROUGH

LAVAL, QC

OUTSIDE STORAGE

N/A

### ZONING AVAILABLE

INDUSTRIAL

GREEN INITIATIVE

CARBON ZERO

### LAND AREA

18.85 AC (827,370 SQ.FT.)

BUILDING AREA

400,000 sq.ft.

### OFFICE

AS REQUIRED

CLEAR HEIGHT

40'

### COLUMN SPAN

40' X 40'

LOADING DOCKS

62

### DRIVE-IN-DOORS

2

SLAB

Warehouse/plant slab-on-grade to be 10" thick.

### ROOF

TPO

SPRINKLER SYSTEM

ESFR

### LIGHTING SYSTEM

LED

HVAC

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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