# ROSEFELLOW.

## INDUSTRIAL 15.0

575 DEALERSHIP DRIVE, OTTAWA, ON

# 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 identi-fying 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 fos-ters communities and cities.

# ROSEFELLOW INDUSTRIAL 15.0

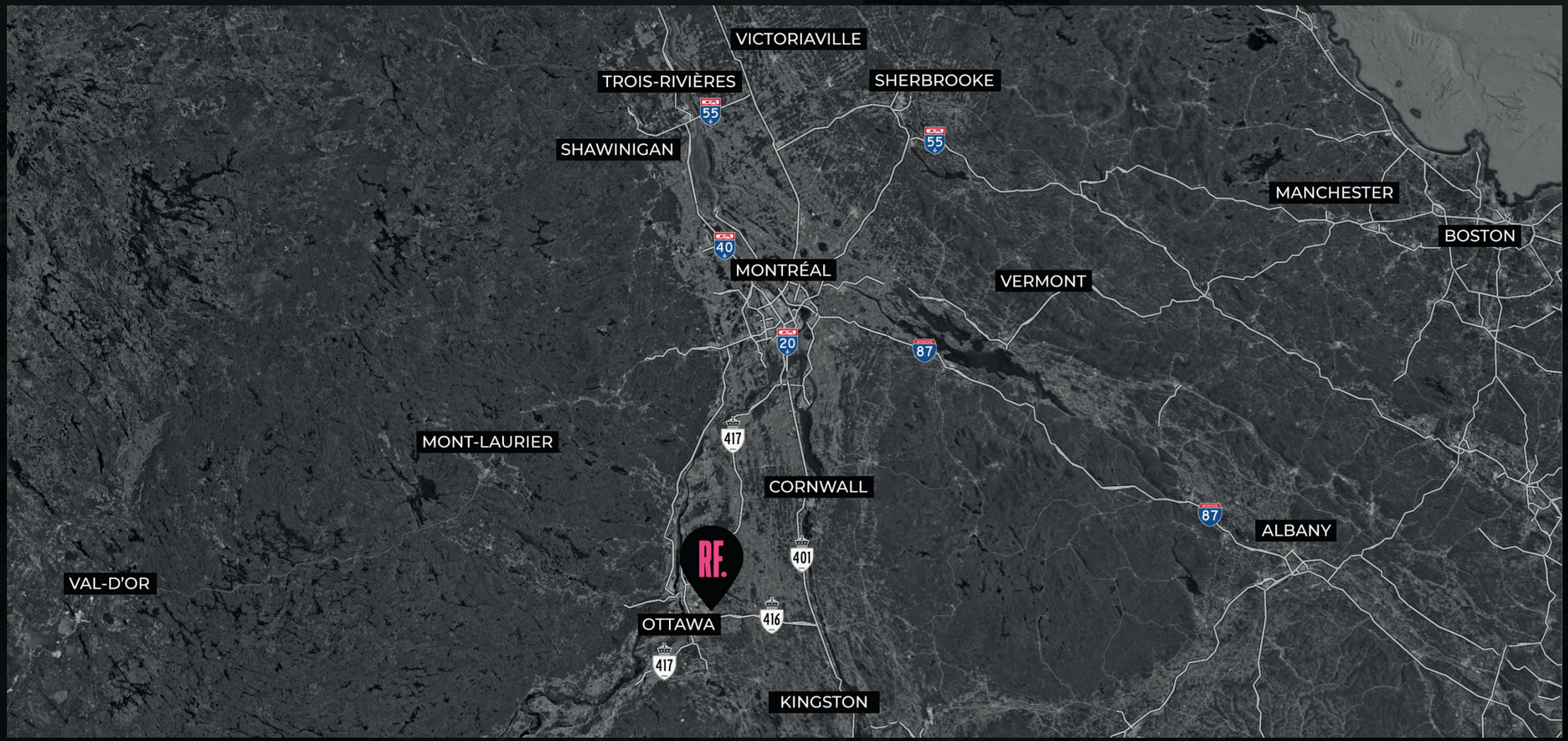
ROSEFELLOW. is proud to present 575 Dealership Drive, Ottawa, ON. This 14.94 acre industrial site, in the City Gate Corporate Business Park, located in Ottawa's south end community of Barrhaven. Rapid growth over the course of the last 5 years has propelled mid to high density residential and several large-scale commercial developments, transforming the Barrhaven community to a viable option for major local and international employers.

The immediate surrounding area is comprised of newly developed commercial, industrial, and automotive uses, including the new Amazon fulfillment centre (2021 – 2.8 Million SF), Costco anchored Trinity Common at Citigate (2016-2020 – 310,000 SF), Tomlinson Corporate Headquarters (2018 –80,000 SF) and the Barrhaven AutoMall (2016-2022 – 168,000 SF).

The Property itself benefits from convenient access and direct exposure to Highway 416.

INDUSTRIAL 15.0 – 575 DEALERSHIP DRIVE, OTTAWA, ON

# LOCATION MAP.



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# SITE OVERVIEW.

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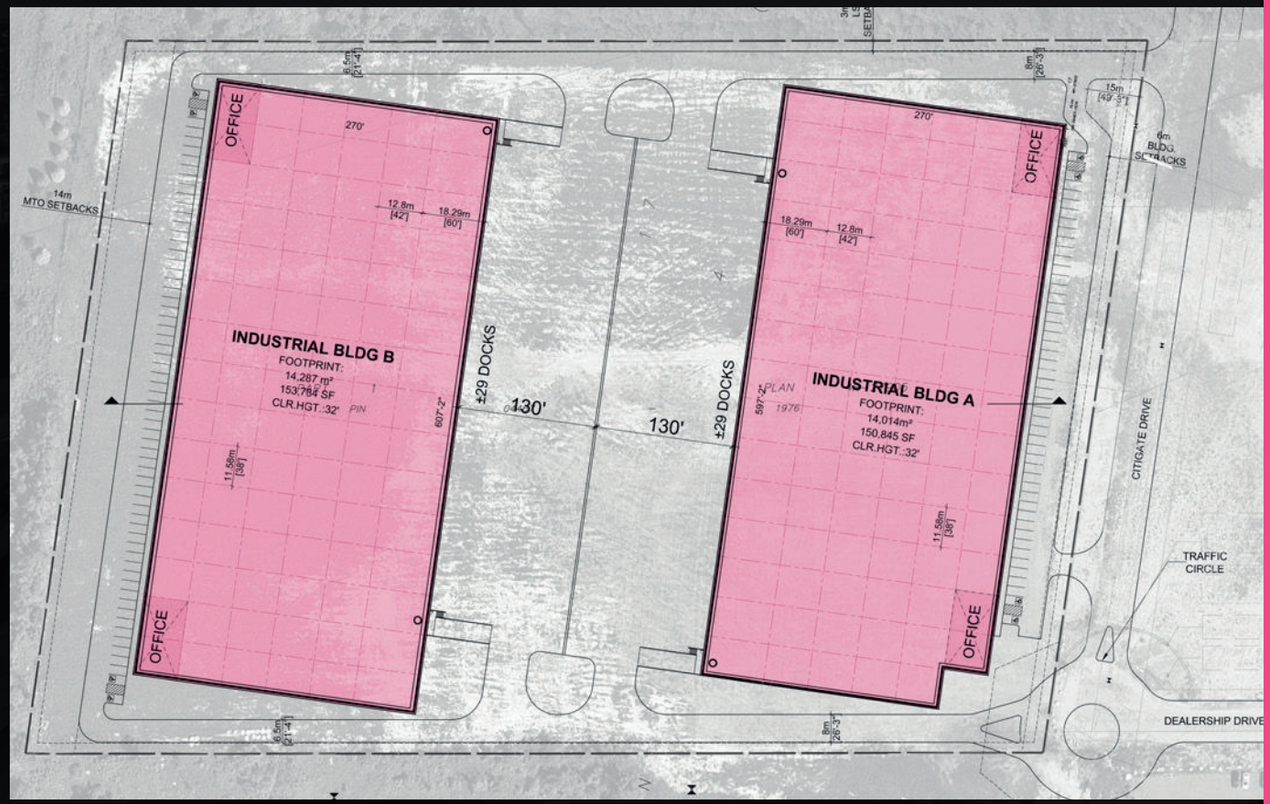
# SITE PLAN.




## CHARACTERISTICS

### LAND AREA

| | |
|---|---|
| LOT # | 04467-1975, 04467-1976 |
| TOTAL | 14.92 Acres (650,827 SQ.FT.) |

### BUILDING A

| | |
|---|---|
| OFFICE | AS REQUIRED |
| WAREHOUSE | 150,845 SQ.FT. |
| TOTAL | 150,845 SQ.FT. |

### BUILDING B

| | |
|---|---|
| OFFICE | AS REQUIRED |
| WAREHOUSE | 153,784 SQ.FT. |
| TOTAL | 153,784 SQ.FT. |

### PARKING

| | |
|---|---|
| VEHICLE | 48 (Building A), 63 (Building B) |

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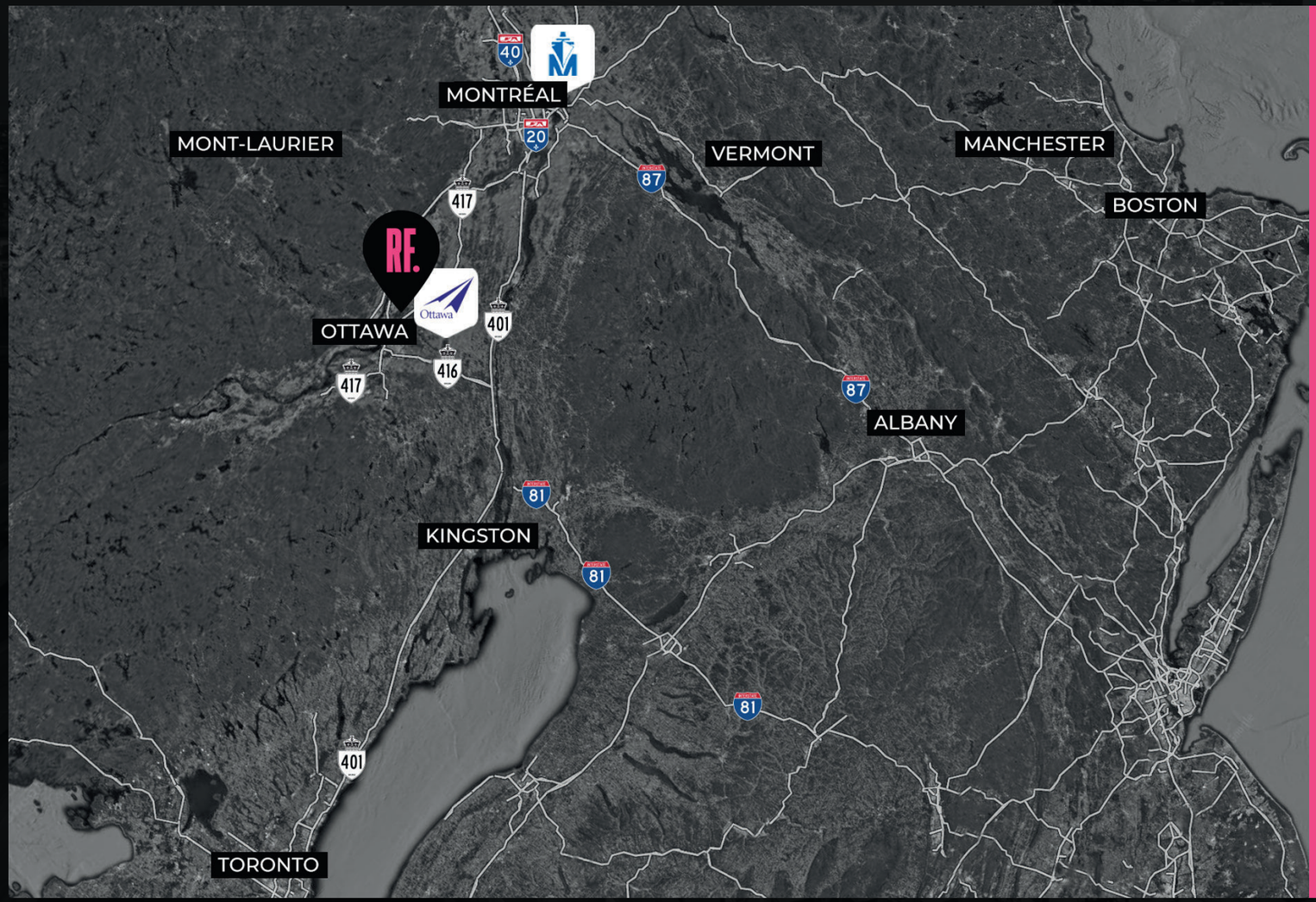
# RENDERING.

# DISTANCE FROM 575 DEALERSHIP DRIVE, OTTAWA, ON.




## DISTANCE FROM 575 DEALERSHIP DRIVE, OTTAWA, ON

| | |
|---|---|
| Ottawa Airport | **15 KM** |
| Montreal | **150 KM** |
| Port of Montreal | **200 KM** |
| Toronto | **400 KM** |

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# COMMUNITY OVERVIEW.

## RETAIL

1. Trinity CitiGate common
2. Home Depot
3. Barrhaven Town Centre
4. Chapman Mills Marketplace
5. Canadian Tire / Farm Boy
6. Strandherd Crossing

## EMPLOYMENT

13. Amazon Fulfillment Centre
14. Tomlinson Group
15. Barrhaven Auto Mall
16. RCMP Headquarters
17. Canada Post (to be built)
18. Enbridge

## RECREATIONAL

7. Cedarhill Gold Course
8. Walter Baker Sports Centre
9. Nepean BMX Park
10. Minto Sports Complex
11. Stonebridge Golf Course
12. RVCA Conservation Trail

## TRANSIT

19. Via Rail Fallowfield Station
20. OC Transpo Park & Ride
21. Chapman Mills Transitway
22. Transitway Future Extension
23. Highway 416
24. Vimy Memorial Bridge

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# GENERAL BUILDING SPECIFICATIONS.

| | |
|---|---|
| **BOROUGH** | **BARRHAVEN, OTTAWA, ON** |
| OUTSIDE STORAGE | Permitted |
| **ZONING AVAILABLE** | **INDUSTRIAL** |
| LAND AREA | 14.92 acres |
| **BUILDING AREA** | **BUILDING A – 150,845 SQ.FT. / BUILDING B – 153,784 SQ.FT.** |
| **OFFICE** | **AS REQUIRED** |
| CLEAR HEIGHT | 32’ clear |
| **COLUMN SPAN** | **38’ X 42’** |
| LOADING DOCKS | Building A – 29 / Building B – 29 |
| **DRIVE-IN DOORS** | **BUILDING A – 2 / BUILDING B – 2** |
| SLAB | Warehouse/plant slab-on-grade to be 8’’ thick, 25 MPA concrete, reinforced with synthetic fibers at a rate of 2,3kg/$m^3$. Office slab-on-grade to be 5’’ thick, 25 MPA concrete, reinforced with synthetic fibers at a rate of 1,8kg/$m^3$. |
| **ROOF** | **TPO SYSTEM** |
| 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 |

# THANK YOU.

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