ROSEFELLOW.

INDUSTRIAL 16.0

405 HUNTMAR DR., KANATA

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 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.

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ROSEFELLOW INDUSTRIAL 16.0

Kanata is a suburb of Ottawa, the capital city of Canada, and is known as a hub for technology and innovation. Kanata is also home to the Canadian Tire Centre arena, where the Ottawa Senators pro hockey team plays. There are several big shopping complexes, including the Tanger Outlets mall and open-air Kanata Centrum Shopping Centre. Small parks and playgrounds dot the area, while vast South March Highlands Conservation Forest has walking and mountain biking trails.

THERE ARE SEVERAL ADVANTAGES FOR BUSINESSES TO BE LOCATED IN KANATA, INCLUDING:

1. Access to a highly skilled workforce: Kanata is home to a large number of technology companies and has a high concentration of highly skilled workers in fields such as engineering, software development, and research and development.
2. Proximity to government institutions: Being located near the capital city, businesses in Kanata have access to government institutions and agencies, making it easier to collaborate and secure government contracts.
3. Strong telecommunications infrastructure: Kanata has a robust telecommunications infrastructure, with access to high-speed internet and advanced telecommunications services, making it easier for businesses to connect with customers and partners around the world.
4. Quality of life: Kanata is a great place to live, work and play, with a high standard of living, excellent schools, and a wide range of recreational and cultural amenities. This makes it easier for businesses to attract and retain top talent. Overall, Kanata is an attractive location for businesses looking to tap into the talent, and infrastructure that the city has to offer.

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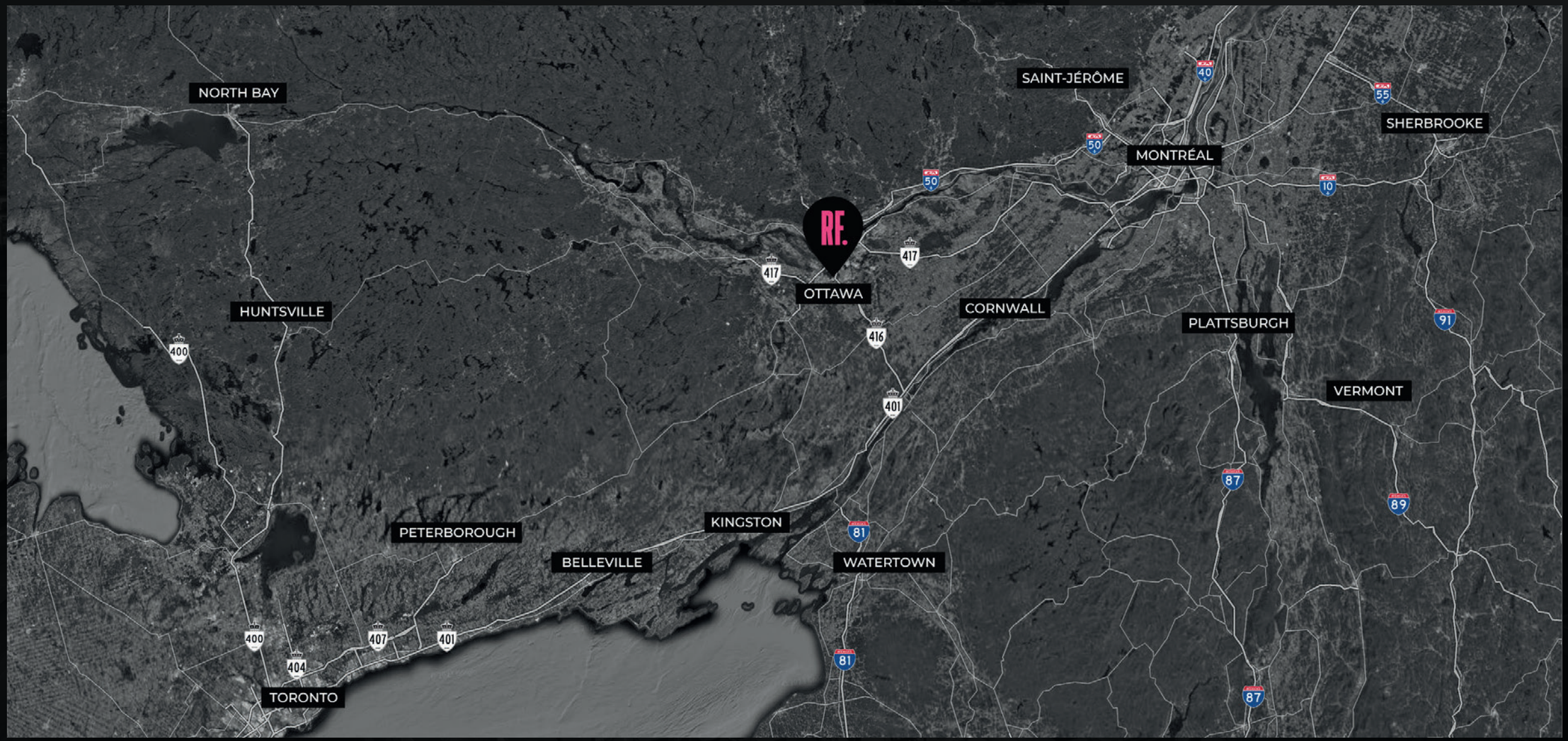
LOCATION MAP.



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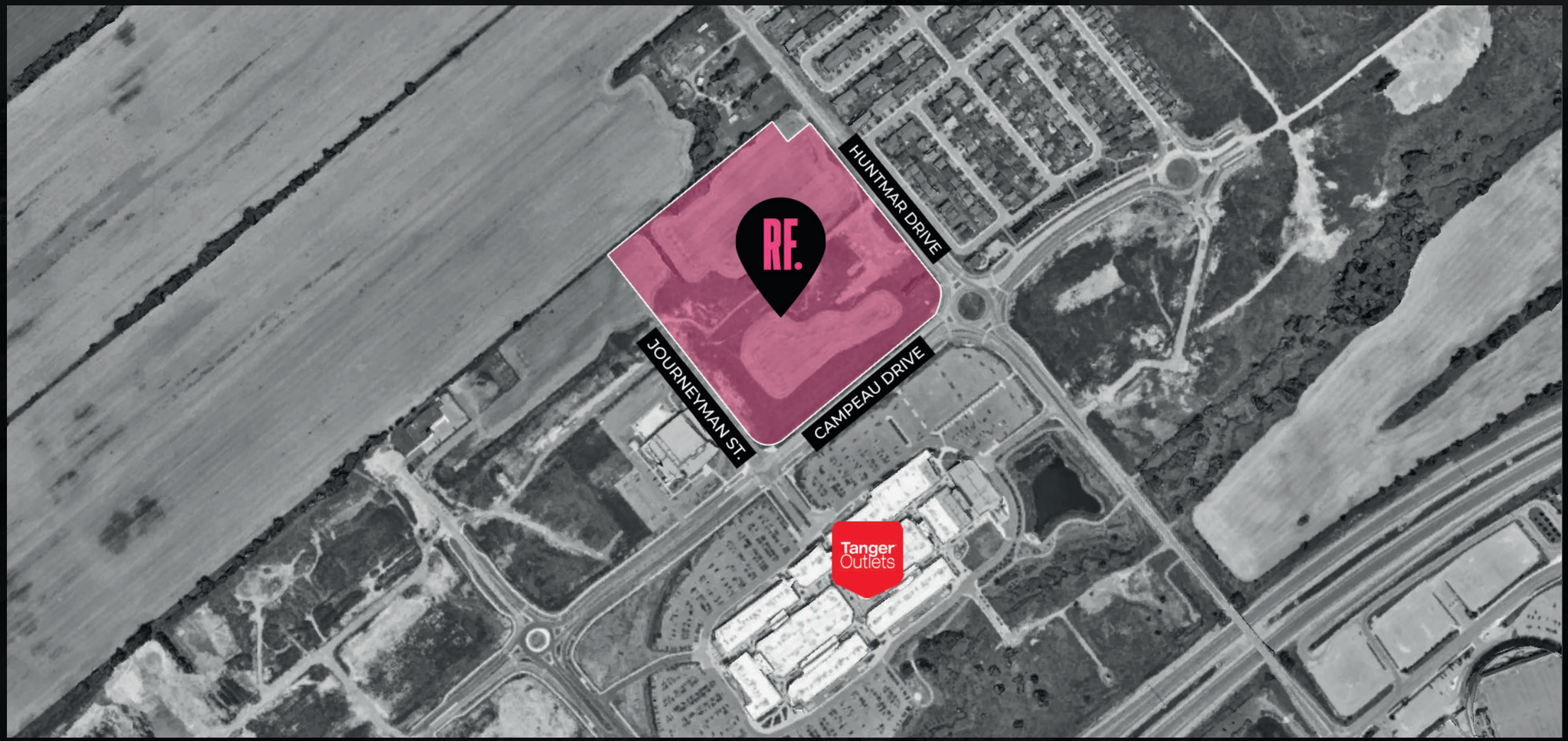
SITE OVERVIEW.



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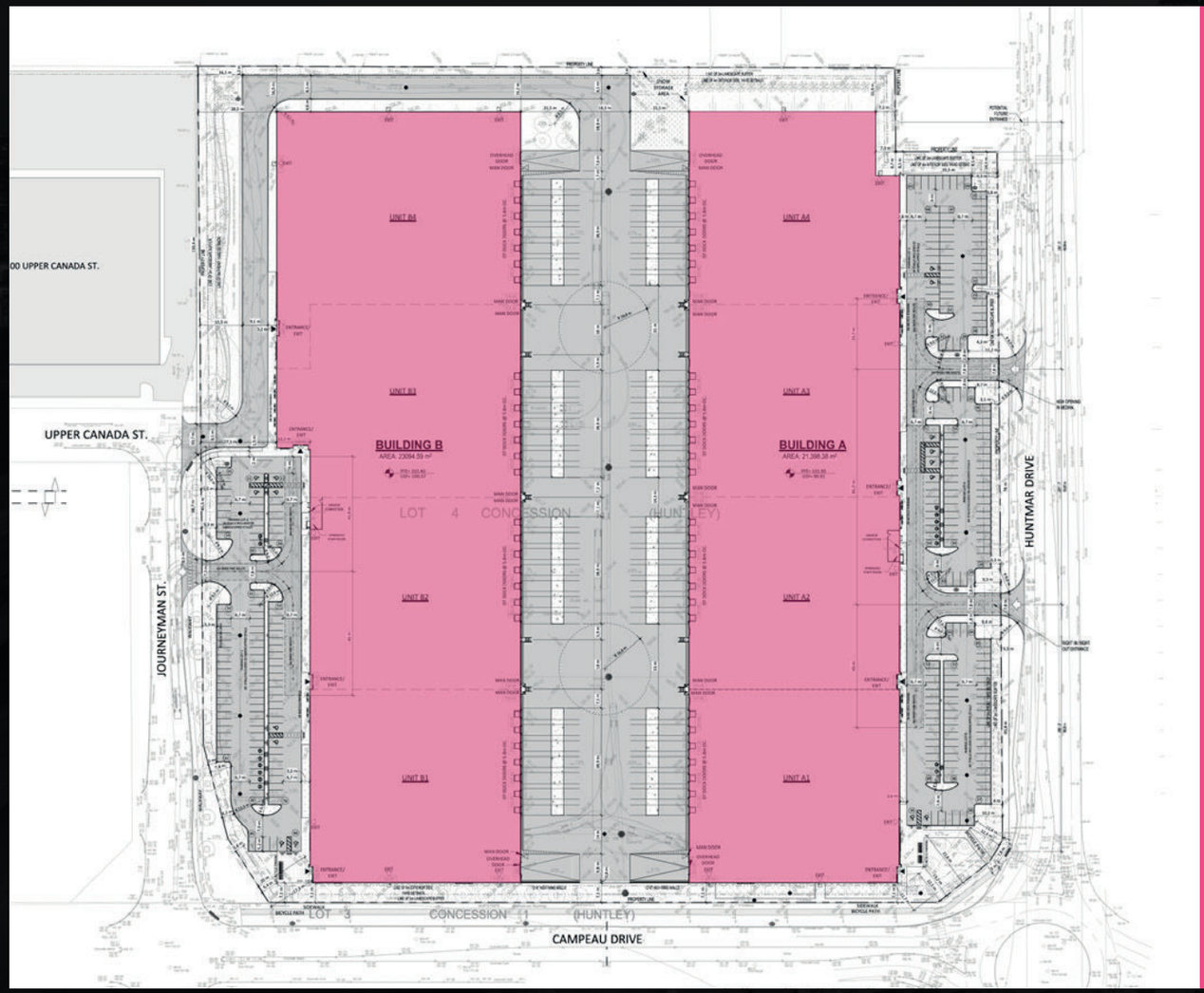
SITE PLAN.



CHARACTERISTICS

LAND AREA

LOT #	Part of Lot 4 Concession 1
TOTAL	21.4 AC (932,756 SQ.FT.)

BUILDING A

OFFICE	As required
WAREHOUSE	From 25,000 to 230,247 SQ.FT.

BUILDING B

OFFICE	As required
WAREHOUSE	From 25,000 to 248,498 SQ.FT.

PARKING

VEHICLE	Building A – 193 stalls Building B – 114 stalls

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RENDERING.

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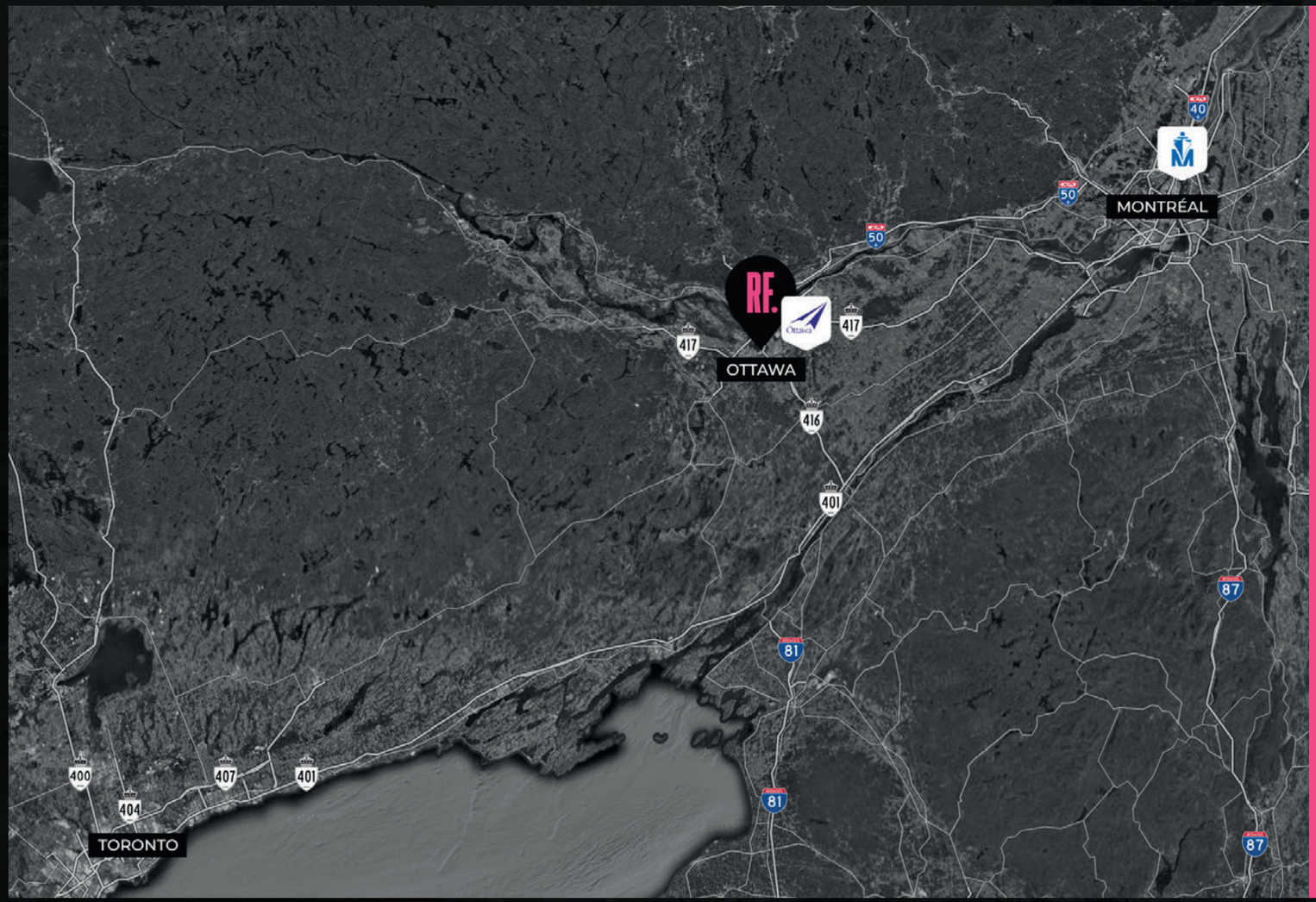
RENDERING.

DISTANCE FROM 405 HUNTMAR DR., KANATA.



DISTANCE FROM 405 HUNTMAR DR., KANATA

Ottawa Airport	**30 KM**
Montreal	**185 KM**
Port of Montreal	**225 KM**
Toronto	**387 KM**

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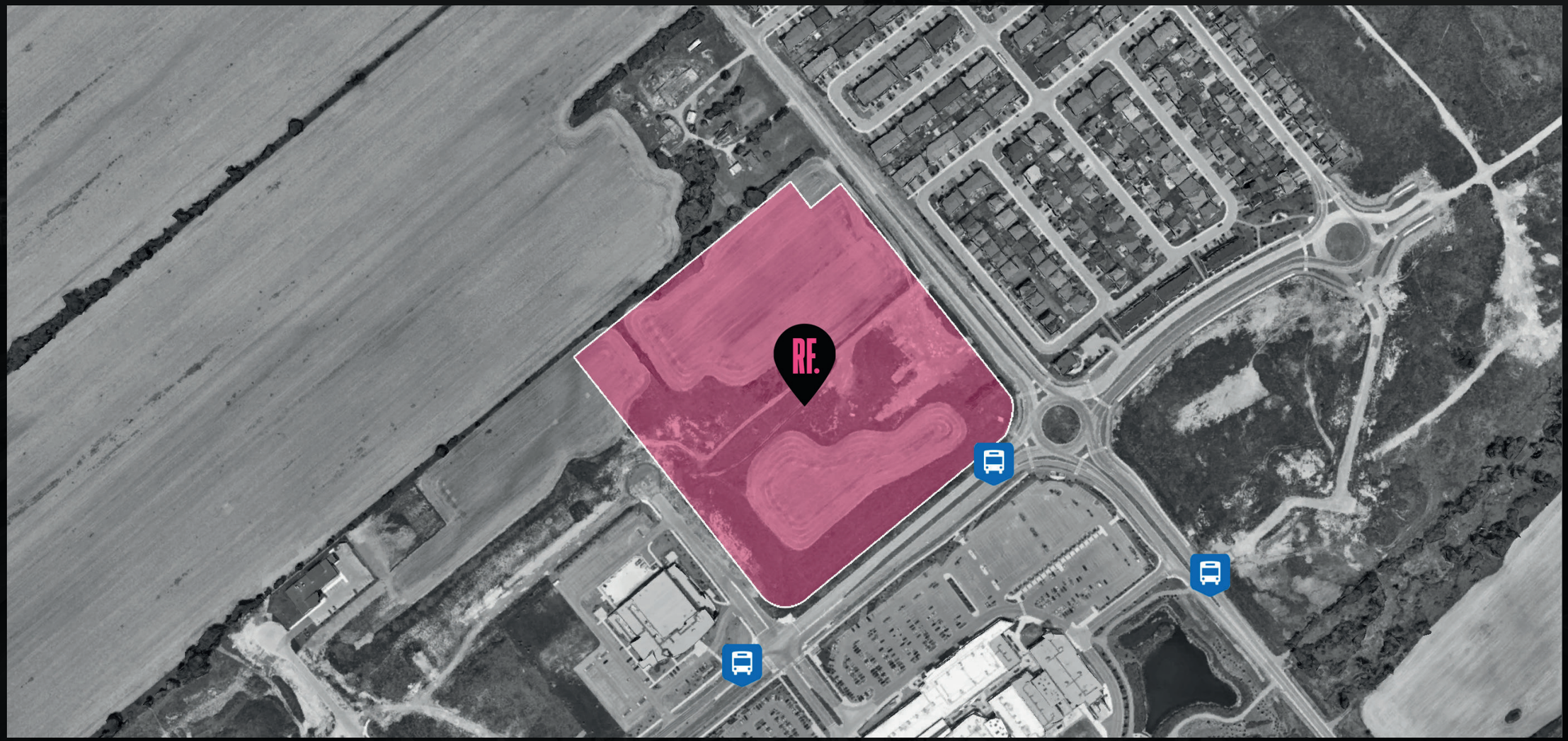
PUBLIC TRANSPORTATION.



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GENERAL BUILDING SPECIFICATIONS.

BOROUGH	**KANATA, ON**
OUTSIDE STORAGE	N/A
ZONING AVAILABLE	**INDUSTRIAL**
AREA	21.4 AC (932,756 SQ.FT.)
OFFICE	**AS REQUIRED**
CLEAR HEIGHT	32’
COLUMN SPAN	**TBD**
LOADING DOCKS	28 per building
DRIVE-IN DOORS	**2 PER BUILDING**
SLAB	Warehouse/plant slab-on-grade to be 10’’. Office slab-on-grade to be 5’’.
ROOF	**TPO SYSTEM**
SPRINKLER SYSTEM	ESFR
ROOFLIGHTING SYSTEM	**LED**
HVAC	Office: The office space will be air conditioned with roof top units. Warehouse: gas fired units to be provided.
ELECTRICAL	4000 amps

THANK YOU.

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