

DISRUPTING
THE STATUS
QUO.

ROSEFELLOW.

INDUSTRIAL 18.0

BOISBRIAND, 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 18.0 - BOISBRIAND, QC

ROSEFELLOW INDUSTRIAL 18.0

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Boisbriand is an off-island suburb of Montreal, in southwestern Quebec, Canada, on the north shore of the Rivière des Mille Îles in the Thérèse-De Blainville Regional County Municipality. In the 2021 Census of Population conducted by Statistics Canada, Boisbriand had a population of 28,308 living in 11,425 of its 11,769 total private dwellings.

AN ACCESSIBLE CITY:

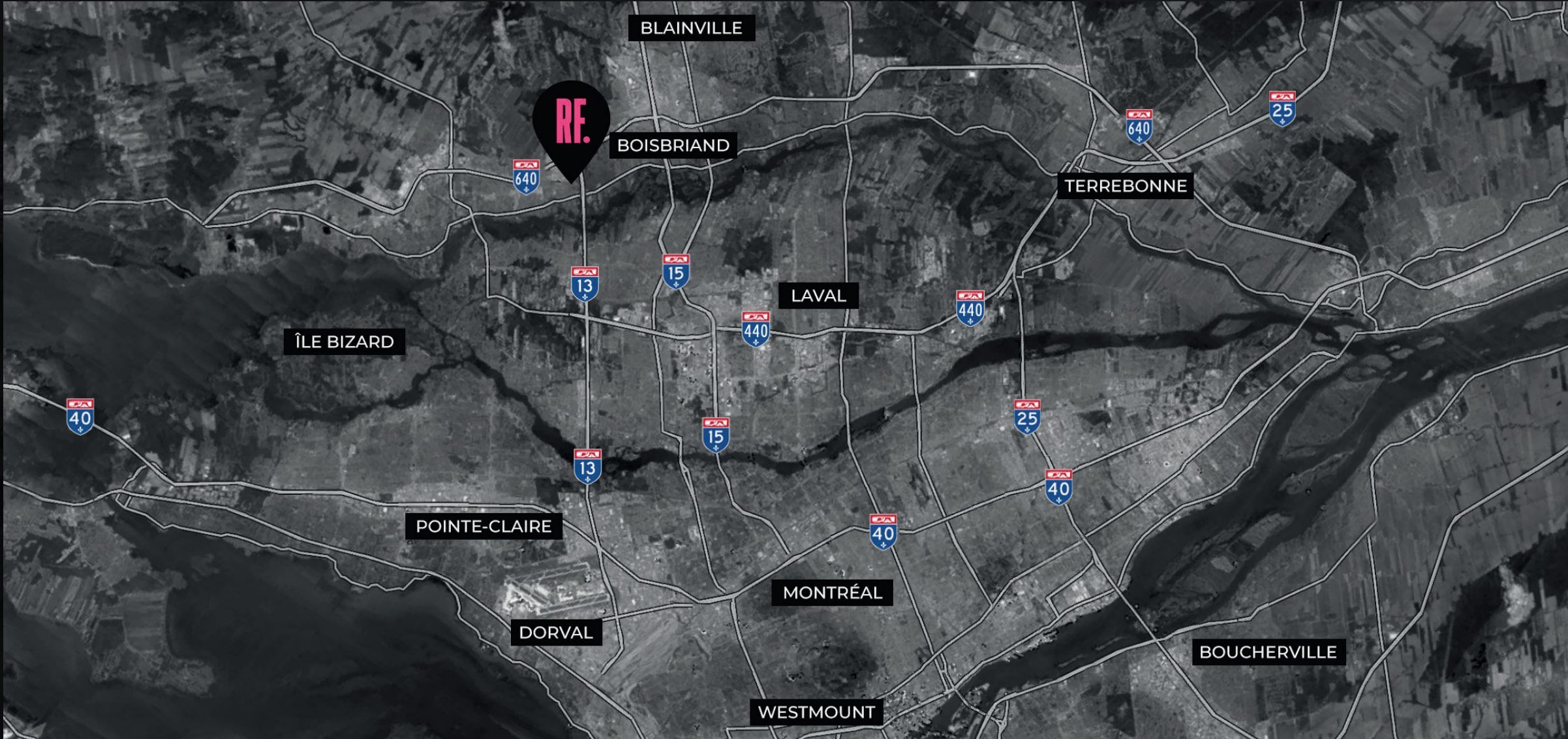
- **Privileged geographic location at the crossroads of Highways 13, 15 and 640.**
- **One of the best tax rates in the region.**
- **Access to a large pool of suppliers and clients in many areas of economic activity.**
- **Nearly 300 companies employing more than 8,000 people are already located there.**
- **Served by two international airports, including the Mirabel airport for freight and goods, and by a rail.**

The strategic location, at the crossroads of highways A-13, A-15 and A-640, allows the City of Boisbriand to position itself as a hub of the industrial sphere. Accessibility to various markets is unequivocal: the Laurentian Autoroute (A-15) provides easy access to the island of Montreal and the American border, as well as to the Laurentian region and the Mirabel Airport, which is reserved for cargo-type air transport; the A-13 provides a direct link to Pierre-Elliott-Trudeau Airport; and the A-640 connects the Deux-Montagnes RCM, from Oka, to Eastern Quebec, without having to use the congested highway network on the Island of Montreal.

INDUSTRIAL 18.0 - BOISBRIAND, QC

LOCATION MAP.

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INDUSTRIAL 18.0 - BOISBRIAND, QC

SITE OVERVIEW.

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INDUSTRIAL 18.0 - BOISBRIAND, QC

SITE PLAN.

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COMING SOON

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CHARACTERISTICS

LAND AREA

LOT	# 4 932 373
TOTAL	52.38 AC (2,281,752 SQ.FT.)

BUILDING

OFFICE	STAY TUNED
WAREHOUSE	800,000+ SQ.FT.

PARKING

VEHICLE	STAY TUNED
TRAILER	STAY TUNED

INDUSTRIAL 18.0 - BOISBRIAND, QC

RENDERING.

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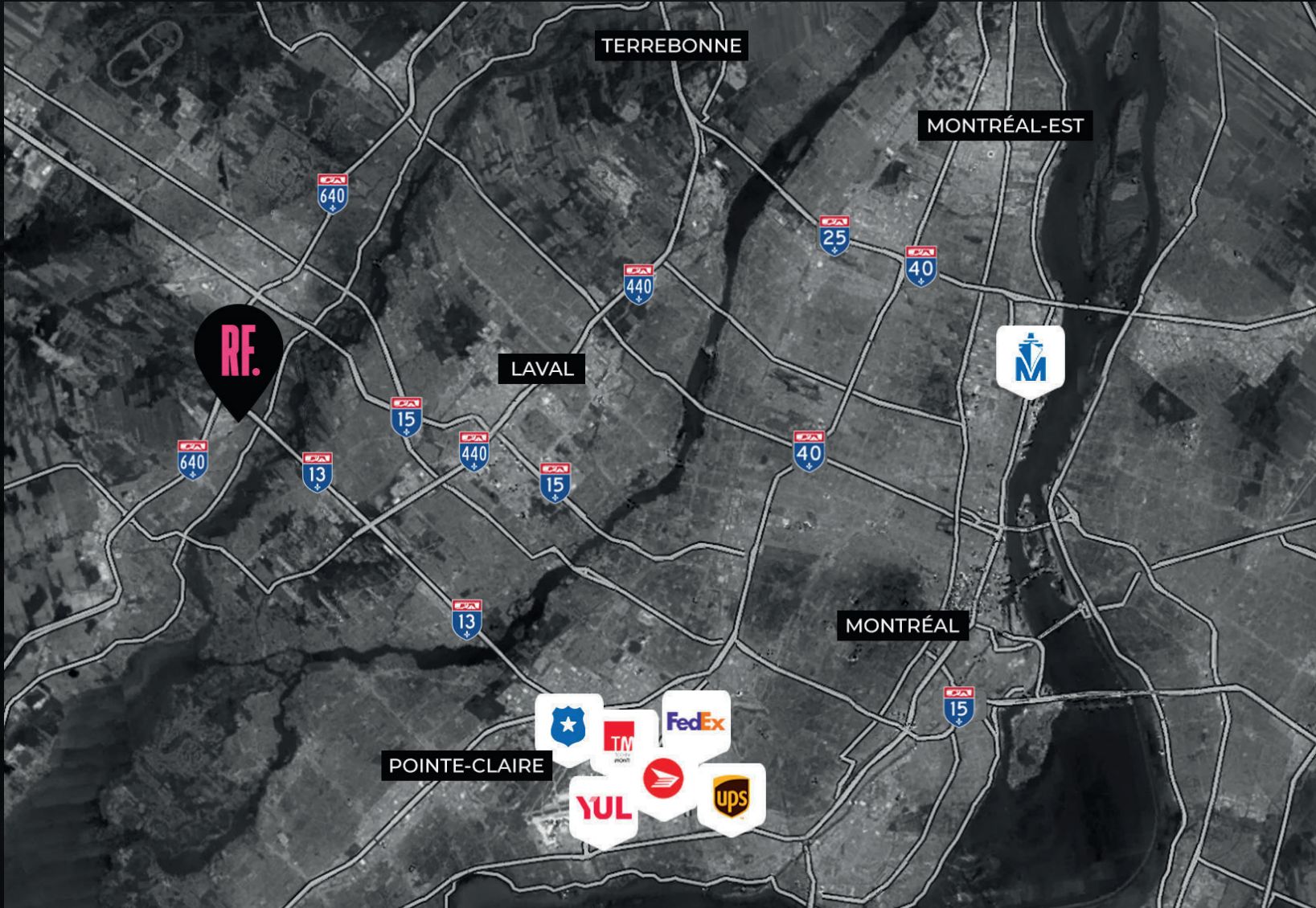
COMING SOON

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INDUSTRIAL 18.0 - BOISBRIAND, QC

DISTANCE FROM AUT 13, BOISBRIAND, QC.

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DISTANCE FROM AUT 13 BOISBRIAND, QC

Border Services	22KM
Technoparc Montreal	17KM
FedEx Terminal	18KM
Pierre Elliott Trudeau International Airport	21KM
Canada Post Distribution Centre	18KM
Port of Montreal	35KM
UPS Distribution Centre	20KM

INDUSTRIAL 18.0 - BOISBRIAND, QC

GENERAL BUILDING SPECIFICATIONS.

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BOROUGH
OUTSIDE STORAGE

BOISBRIAND, QC
PERMITTED

ZONING AVAILABLE
LAND AREA

INDUSTRIAL
52.38 AC (2,281,752 SQ.FT.)

GREEN INITIATIVE
BUILDING AREA

CARBON ZERO
800,000 + SQ.FT.

OFFICE
CLEAR HEIGHT

AS REQUIRED
40'

COLUMN SPAN
LOADING DOCKS

TBC
TBC

DRIVE-IN DOORS
SLAB

TBC
TBC

ROOF
SPRINKLER SYSTEM

TPO
ESFR

LIGHTING SYSTEM
HVAC

LED
TBC

ELECTRICAL

TBC

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THANK YOU.

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