

DISRUPTING  
THE STATUS  
QUO.

# ROSEFELLOW.

**INDUSTRIAL 11.0**

131 BOUL. MONTCALM NORD, CANDIAC, 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 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)**

# ROSEFELLOW INDUSTRIAL 11.0

RF.

Candiac is an off-island suburb of Montreal, in the province of Quebec; it is located on the south shore of the Saint Lawrence River near La Prairie. At the crossroads of highways 15 and 30.

## FACTS & FIGURES

Land Area **17.59 km<sup>2</sup> (6.79 sq.m.)**

Median Age **37.3 (M: 36.8, F: 37.8)**

Median Household Income **\$91,196**

INDUSTRIAL 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)

# LOCATION MAP.

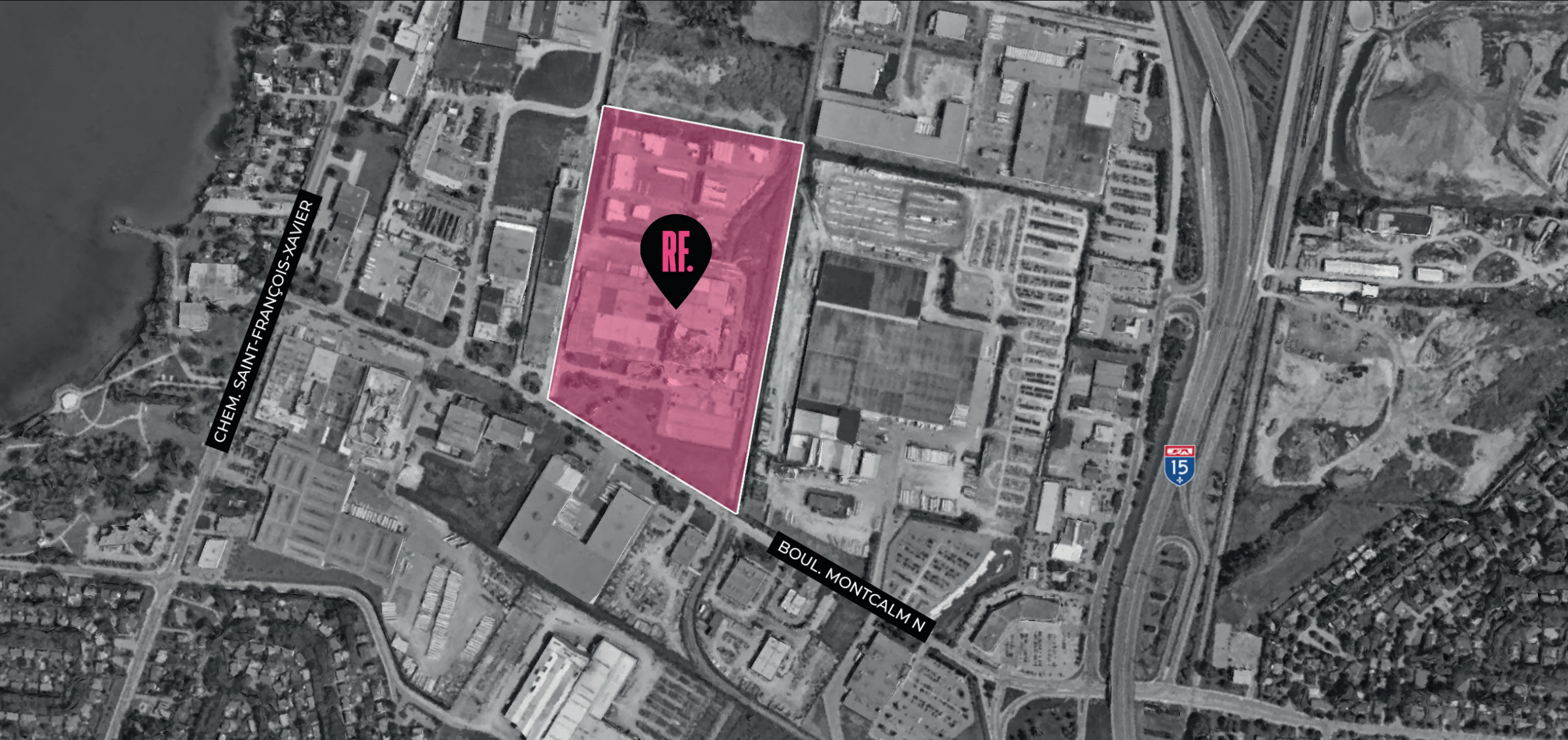
RF.



INDUSTRIAL 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)

# SITE OVERVIEW.

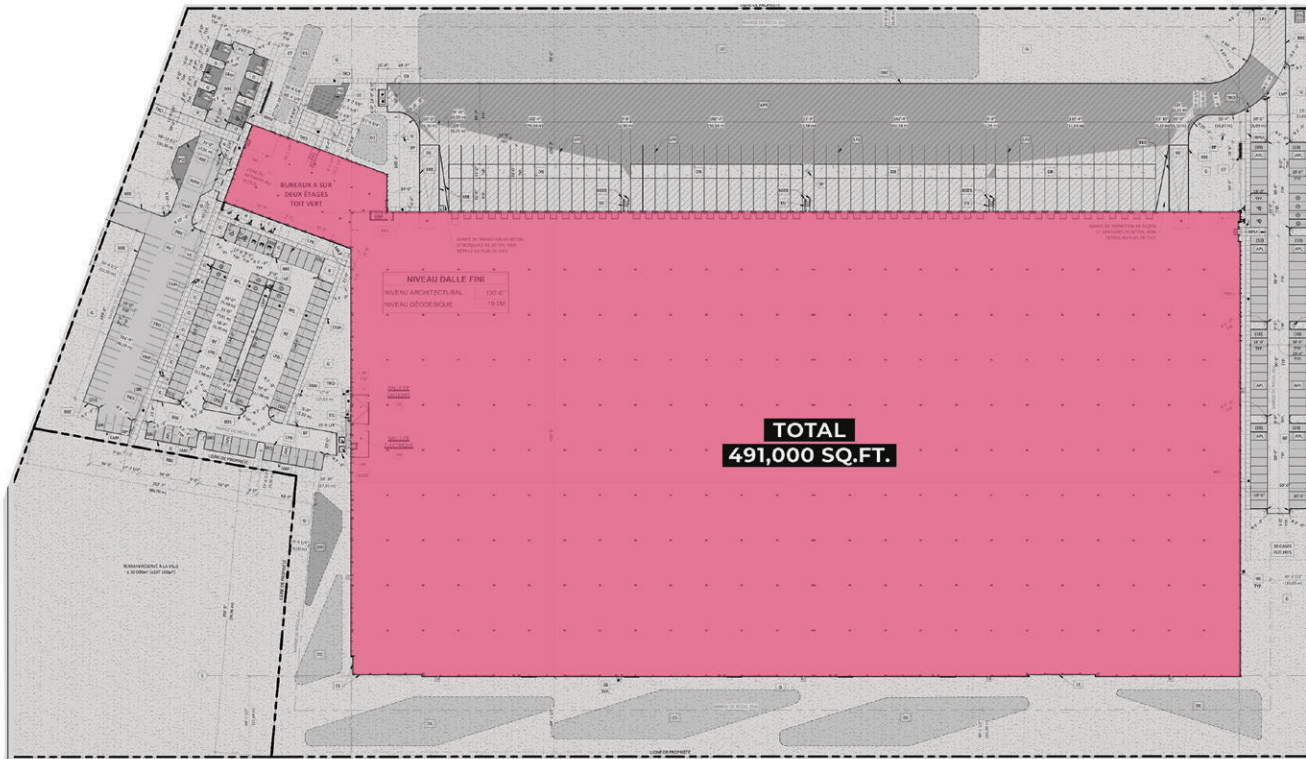
RF.



INDUSTRIAL 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)

# SITE PLAN.

RF.



## CHARACTERISTICS

**LAND AREA**  
LOT #2 094 079  
TOTAL ± 1 057 017 SQ.FT. (98,200 SQ.M.)

**BUILDING**  
GROUND FLOOR 475,000 SQ.FT.  
MEZZANINE 16,000 SQ.FT.

**TOTAL BUILDING SIZE** 491,000 SQ.FT.

**PROPOSED PARKING**  
VEHICLE 227 STALLS

INDUSTRIAL 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)

RENDERING.

RF.

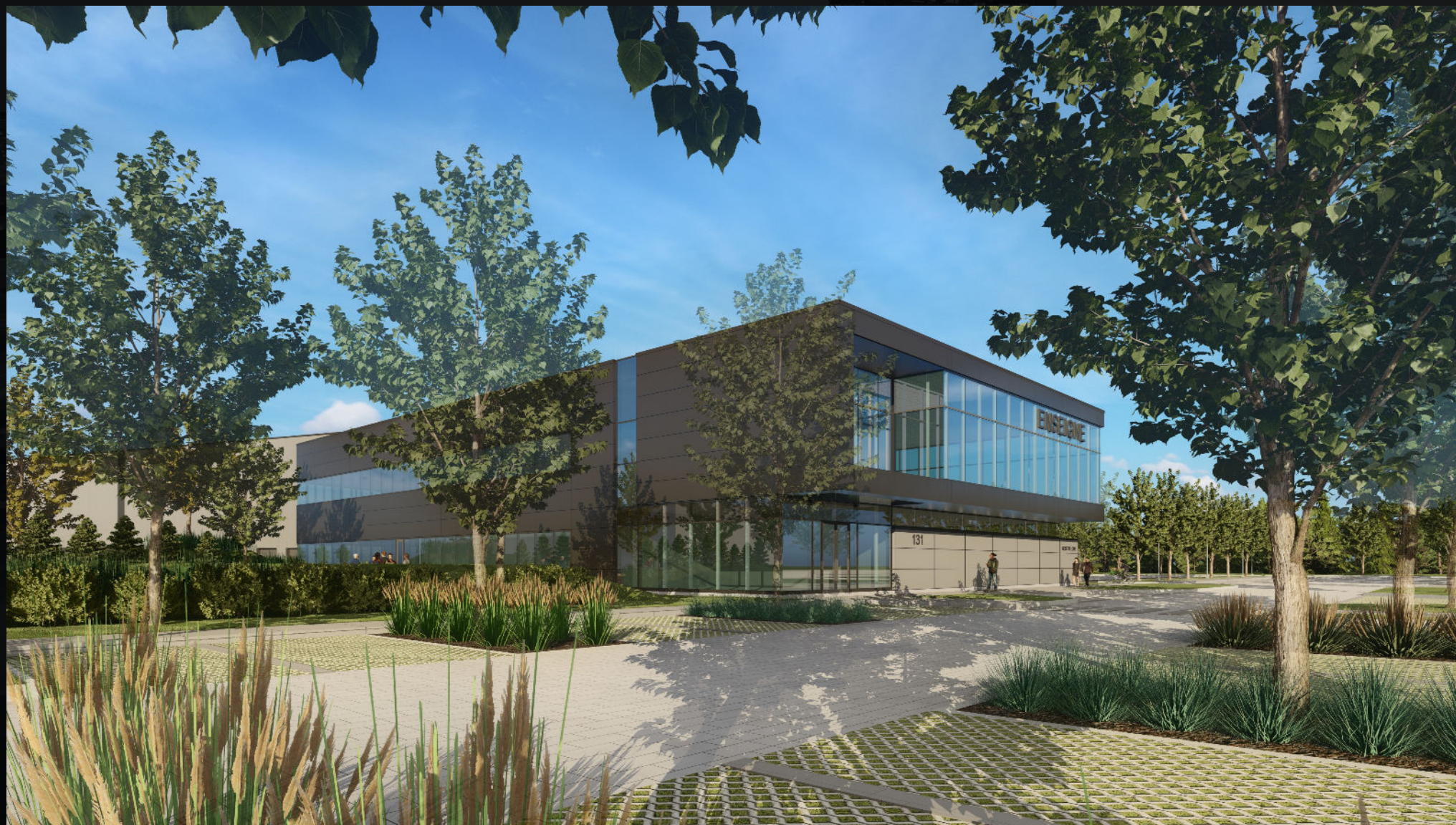




INDUSTRIAL 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)

RENDERING.

RF.



INDUSTRIAL 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)

**RENDERING.**

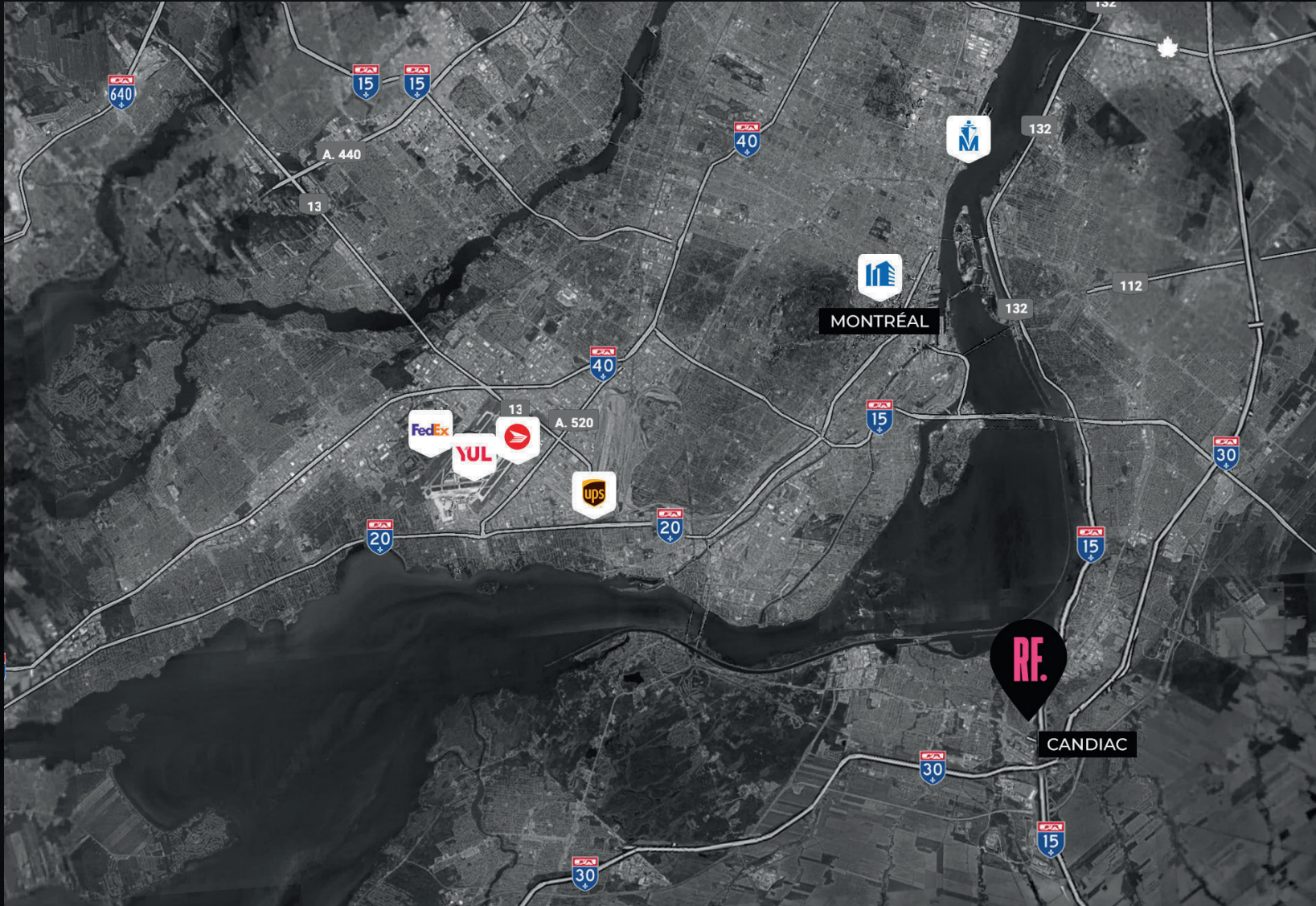
**RF.**



INDUSTRIAL 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)

RF.

# DISTANCE FROM 131 BOUL MONTCALM NORD.



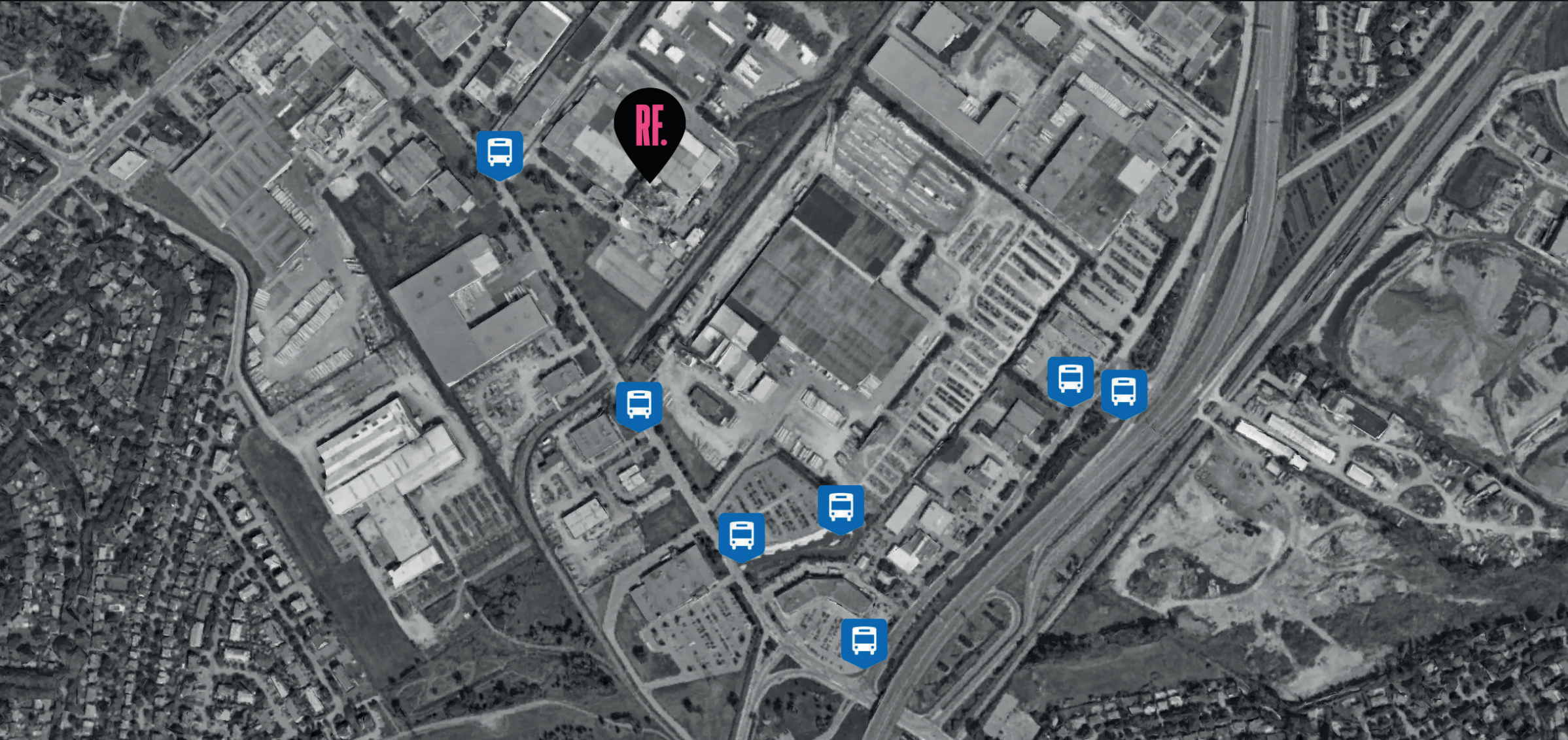
## DISTANCE FROM 131 BOUL. MONTCALM NORD

|  |      |
|--|------|
| FedEx Terminal                               | 34KM |
| Pierre Elliott Trudeau International Airport | 28KM |
| Canada Post Distribution Centre              | 30KM |
| UPS Distribution Centre                      | 26KM |
| Downtown Montreal                            | 20KM |
| Port of Montreal                             | 26KM |
| Port of Valleyfield                          | 62KM |

INDUSTRIAL 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)

# PUBLIC TRANSPORTATION.

RF.



INDUSTRIAL 11.0 - 131 BOUL. MONTCALM NORD, CANDIAC (QC)

RF.

# GENERAL BUILDING SPECIFICATIONS.

## BOROUGH

## CANDIAC

OUTSIDE STORAGE

Permitted

## ZONING AVAILABLE

## INDUSTRIAL

AREA

150,000 — 491,000 SQ.FT.

## OFFICE

## AS REQUIRED

CLEAR HEIGHT

40'

## COLUMN SPAN

## 47'-8" X 37'-5"

LOADING DOCKS

53

## DRIVE-IN DOORS

## 2

SLAB

Warehouse and office slab on grade to be 9", unreinforced.

## ROOF

## TPO SYSTEM

SPRINKLER SYSTEM

ESFR - Per Code of Quebec (chap. 1) (National Building Code) NFPA

## ROOFLIGHTING SYSTEM

## LED

HVAC

Office: The office space will be air conditioned with roof top units. Warehouse: gas fired units to be provided.

## ELECTRICAL

5,000 amps

DISRUPTING  
THE STATUS  
QUO.

**THANK YOU.**

750 Marcel-Laurin, Suite 400  
Saint-Laurent, Quebec, H4M 2M4  
info@rosefellow.com  
514 532-1080



**ROSEFELLOW.COM**

**RF.**