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# ROSEFELLOW.

## INDUSTRIAL 12.0

INTERSECTION OF RUE DUPONT & RUE LEON-MALOUIN  
COTEAU-DU-LAC (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.

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## **ROSEFELLOW INDUSTRIAL 12.0**

Coteau-du-Lac is a small city in southwestern Quebec, Canada. It is on the north shore of the St. Lawrence River in the Vaudreuil-Soulanges Regional County Municipality.

The population was 7,044 as of the 2016 Canadian Census.

### **AREA**

Total **57.20 km<sup>2</sup> (22.09 sq mi)**

Land **46.89 km<sup>2</sup> (18.10 sq mi)**

### **POPULATION (2016)**

Total **7,044**

Density **150.2/km<sup>2</sup> (389/sq mi)**

Population (2011-2016) **Increase 3.0%**

Dwellings **2,743**

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# LOCATION MAP.

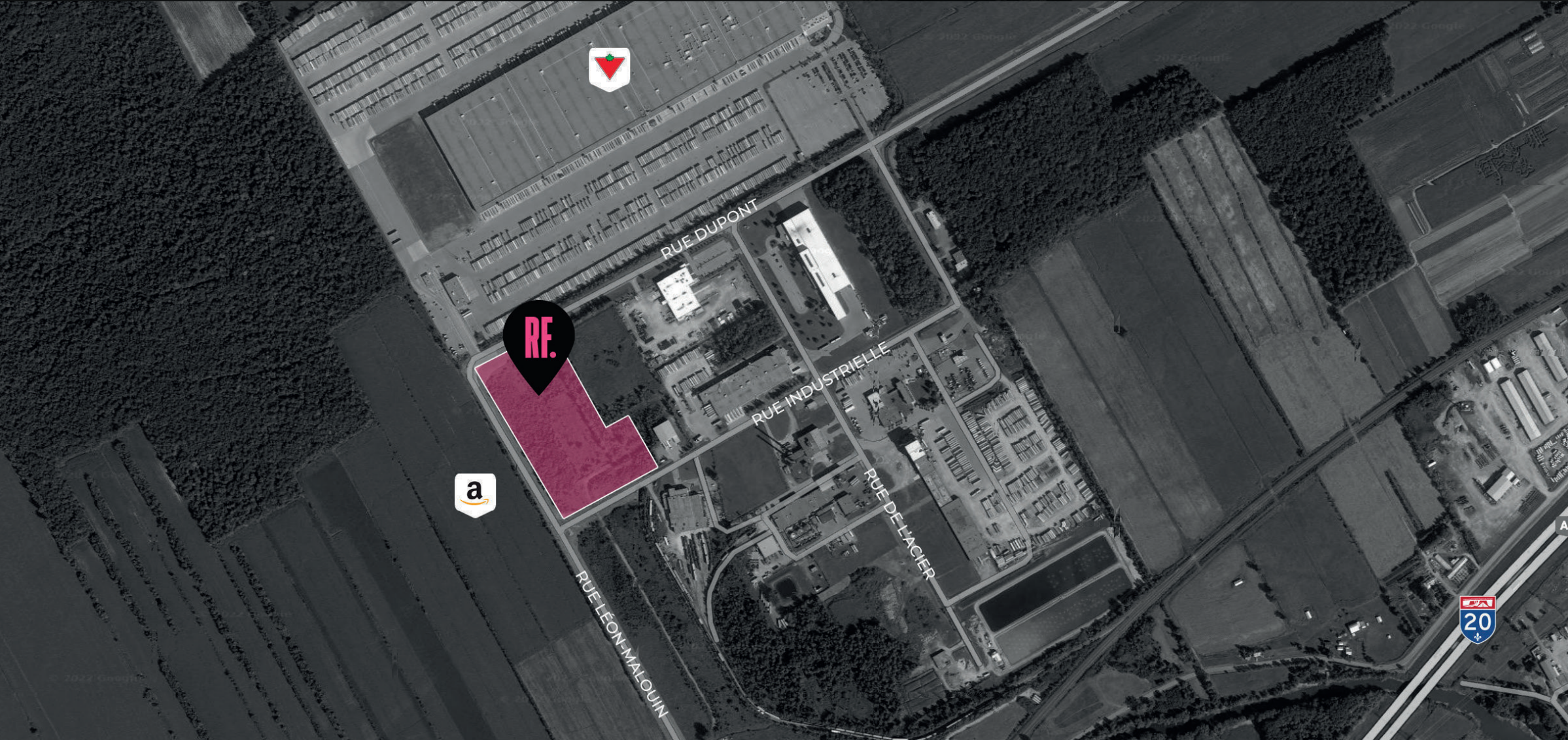
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SITE OVERVIEW.



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**SITE OVERVIEW.**

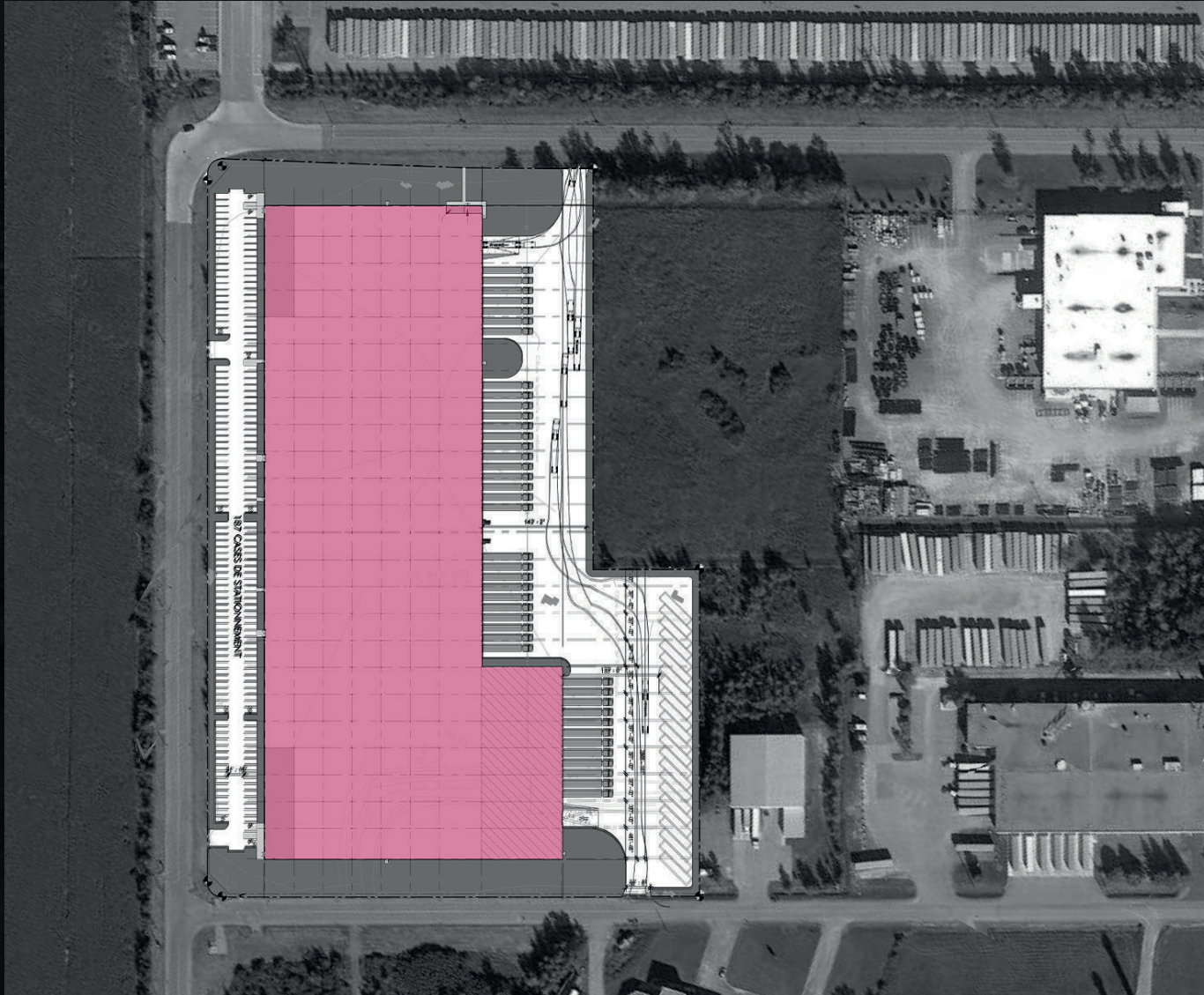
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## SITE PLAN.

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### CHARACTERISTICS

**LAND AREA**  
LOT  
TOTAL

# 3 848 850  
599,130 SQ.FT. (55,661.8 M2)

**BUILDING**  
OFFICE  
WAREHOUSE  
MEZZANINE

AS REQUIRED  
75,000 – 300,000 SQ.FT.  
AS REQUIRED

**TOTAL BUILDING SIZE**

271,048 SQ.FT.

**PROPOSED PARKING**

VEHICLE  
TRAILER

187 STALLS  
23 STALLS



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RENDERING.



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FEBRUARY 2024

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# DISTANCE FROM COTEAU-DU-LAC.



## DISTANCE FROM COTEAU DU LAC

FedEx Terminal	45KM
Pierre Elliott Trudeau International Airport	44KM
Canada Post Distribution Centre	52KM
UPS Distribution Centre	55KM
Downtown Montreal	60KM
Port of Montreal	64KM
Port of Valleyfield	19KM

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# PUBLIC TRANSPORTATION.



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# GENERAL BUILDING SPECIFICATIONS.

<b>BOROUGH</b> OUTSIDE STORAGE	<b>COTEAU DU LAC</b> Permitted
<b>ZONING AVAILABLE</b> AREA	<b>INDUSTRIAL</b> 75,000 – 300,000 SQ.FT.
<b>OFFICE</b> CLEAR HEIGHT	<b>AS REQUIRED</b> 40'
<b>COLUMN SPAN</b> LOADING DOCKS	<b>40' X 37'</b> 42
<b>DRIVE-IN DOORS</b> SLAB	<b>2</b> Warehouse and office slab on grade to be 8" reinforced with synthetic macro-fibers at a rate of 2.6 kg/m <sup>3</sup> .
<b>ROOF</b> SPRINKLER SYSTEM	<b>TPO SYSTEM</b> ESFR - Per Code of Quebec (chap. 1) (National Building Code) NFPA
<b>ROOFLIGHTING SYSTEM</b> HVAC	<b>LED</b> Office: The office space will be air conditioned with roof top units. Warehouse: gas fired units to be provided.
<b>ELECTRICAL</b>	2,500 amps

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**THANK YOU.**

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