

DISRUPTING
THE STATUS
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ROSEFELLOW.

INDUSTRIAL 13.0

425 FOUQUET AVENUE, 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.



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ROSEFELLOW INDUSTRIAL 13.0

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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 km² (6.79 sq mi)**

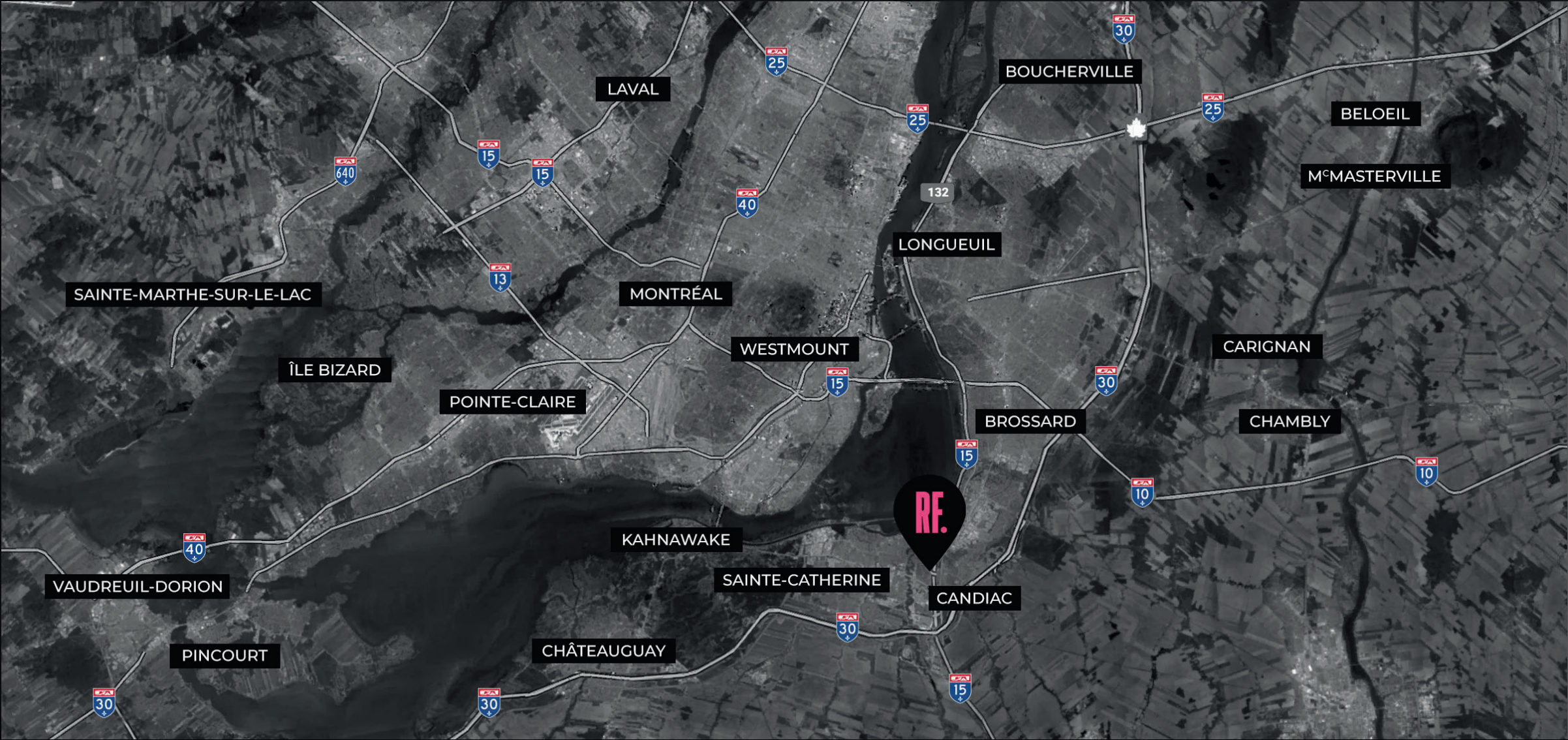
Median Age **37.3 (M: 36.8, F: 37.8)**

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

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LOCATION MAP.

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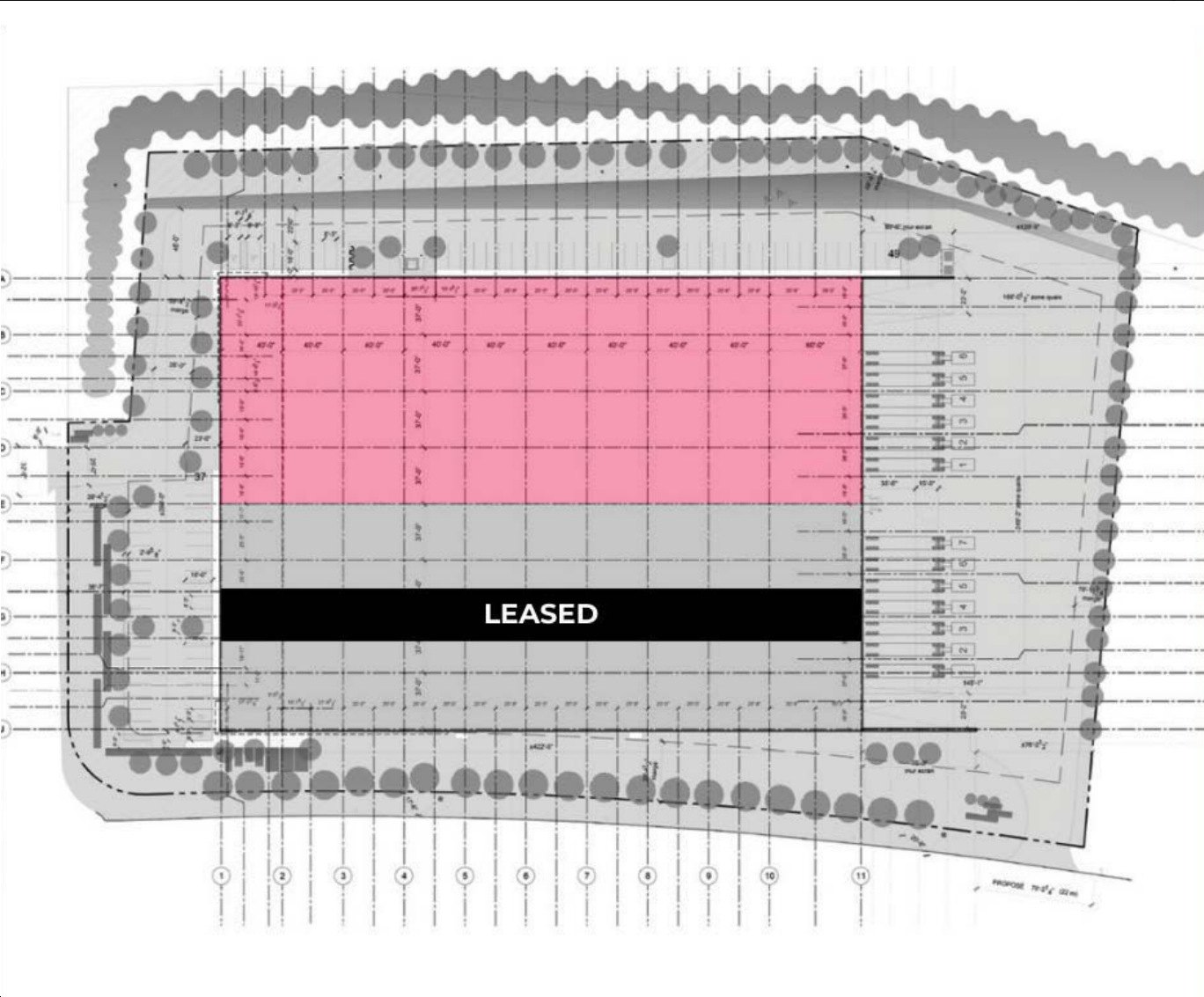
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SITE OVERVIEW.

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SITE PLAN.



CHARACTERISTICS

LAND AREA	
LOT #	6 419 450
TOTAL	284 813 SQ.FT. (26 460 SQ.FT.)
BUILDING	
OFFICE	AS REQUIRED
WAREHOUSE	63,050 SQ.FT.
TOTAL BUILDING SIZE	
± 125,000 SQ.FT.	
LOADING DOCKS	6
DRIVE-IN DOORS	1
PROPOSED PARKING	
VEHICLE	43 STALLS

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RENDERING.

RE.



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DISTANCE FROM 425 FOUQUET AVENUE.

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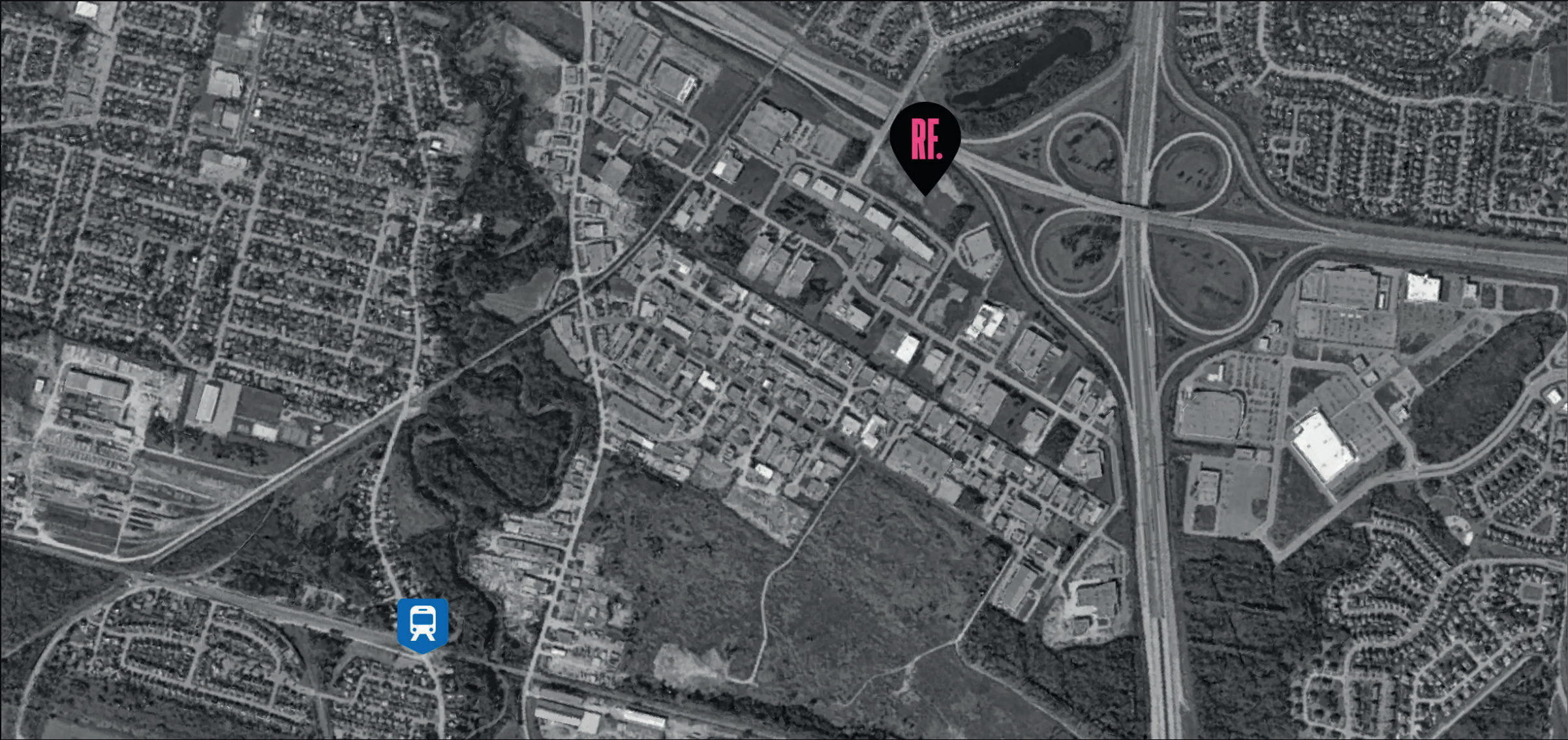
DISTANCE FROM
425 FOUQUET AVENUE, CANDIAC, QC

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

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PUBLIC TRANSPORTATION.

RE.



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GENERAL BUILDING SPECIFICATIONS.

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BOROUGH OUTSIDE STORAGE	CANDIAC Permitted
ZONING AVAILABLE AREA	INDUSTRIAL 63,050 SQ.FT.
OFFICE CLEAR HEIGHT	AS REQUIRED 32'
COLUMN SPAN LOADING DOCKS	37' X 40' 6
DRIVE-IN DOORS SLAB	1 Warehouse/plant slab-on-grade to be 8" thick, 25 MPA concrete, reinforced with synthetic macro-fibers at a rate of 2.3 kg/m3. Office slab-on-grade to be 8" thick, 25 MPA concrete, reinforced with synthetic macro-fibers
ROOF SPRINKLER SYSTEM	TPO SYSTEM ESFR - Per Code of Quebec (chap. 1) (National Building Code) NFPA
ROOFLIGHTING SYSTEM HVAC	LED Office: The office space will be air conditioned with roof top units. Warehouse: gas fired units to be provided.
ELECTRICAL	600 amps

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THANK YOU.

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