

DISRUPTING  
THE STATUS  
QUO.

# ROSEFELLOW.

**INDUSTRIAL 14.0**

KIRKLAND, 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 14.0 - KIRKLAND, QC

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# ROSEFELLOW INDUSTRIAL 14.0

Kirkland is a young and dynamic city in the heart of the West-Island of Montreal. Located at the junction of Highway 20 and Highway 40 (Trans-Canada), Kirkland provides quick access to Montreal's Pierre-Elliott Trudeau International Airport, the largest container port in Canada as well as one of the most active railway corridors in the country, not to mention its proximity to essential services.

Population in 2021: 19,413

Length: 6.44 km

Width: 1.61 km

Land area: 9.64 km<sup>2</sup>

Kilometres of roads: 120 km

The Town of Kirkland has close to 400 industrial, commercial and institutional establishments on its territory to better serve its community.

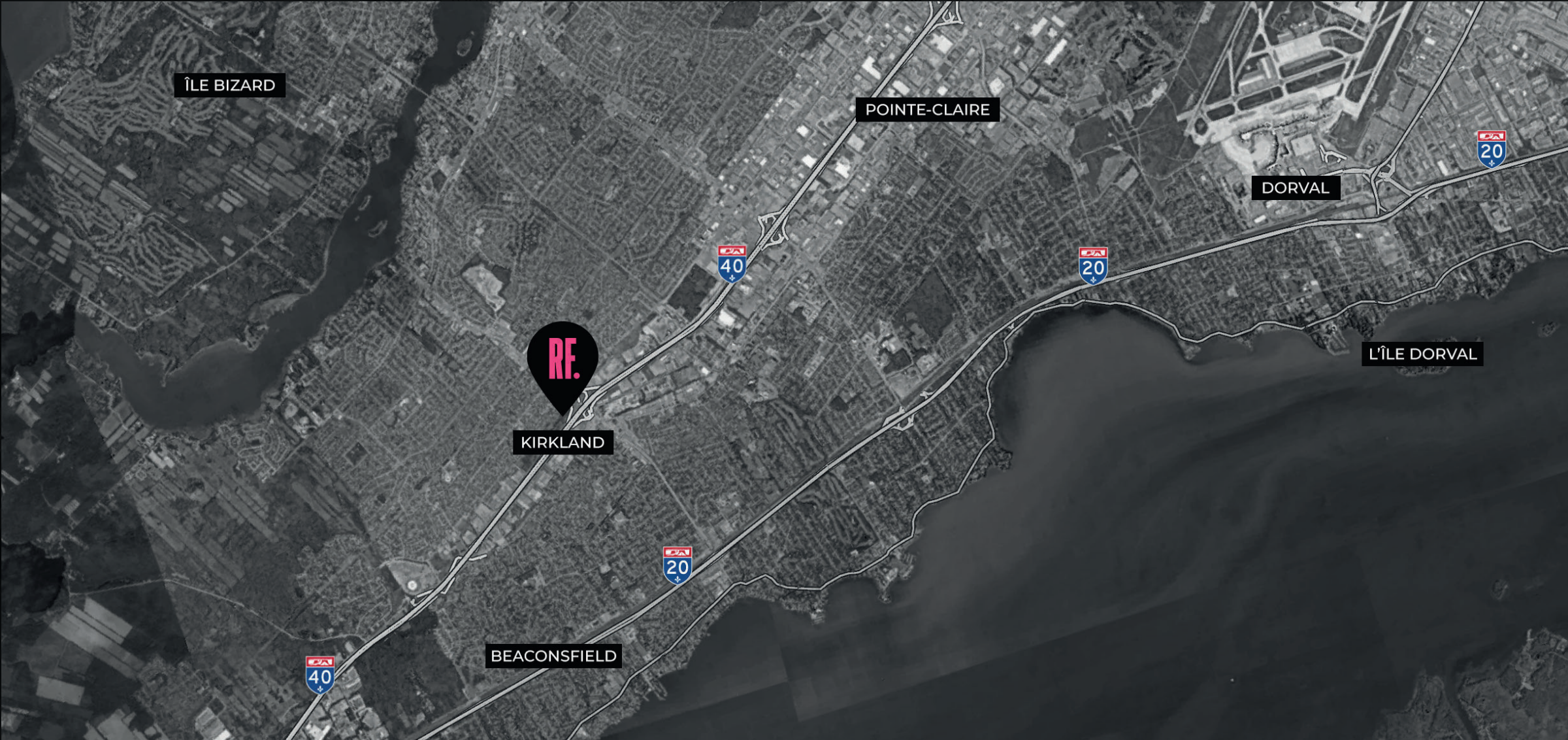
### 2021 CENSUS

Population in 2021	19,413
Total private dwellings	6,790
Private dwellings occupied by usual residents	6,666
Population density per square kilometre	2,012.00
Land area (square kilometre)	9.65

INDUSTRIAL 14.0 - KIRKLAND, QC

# LOCATION MAP.

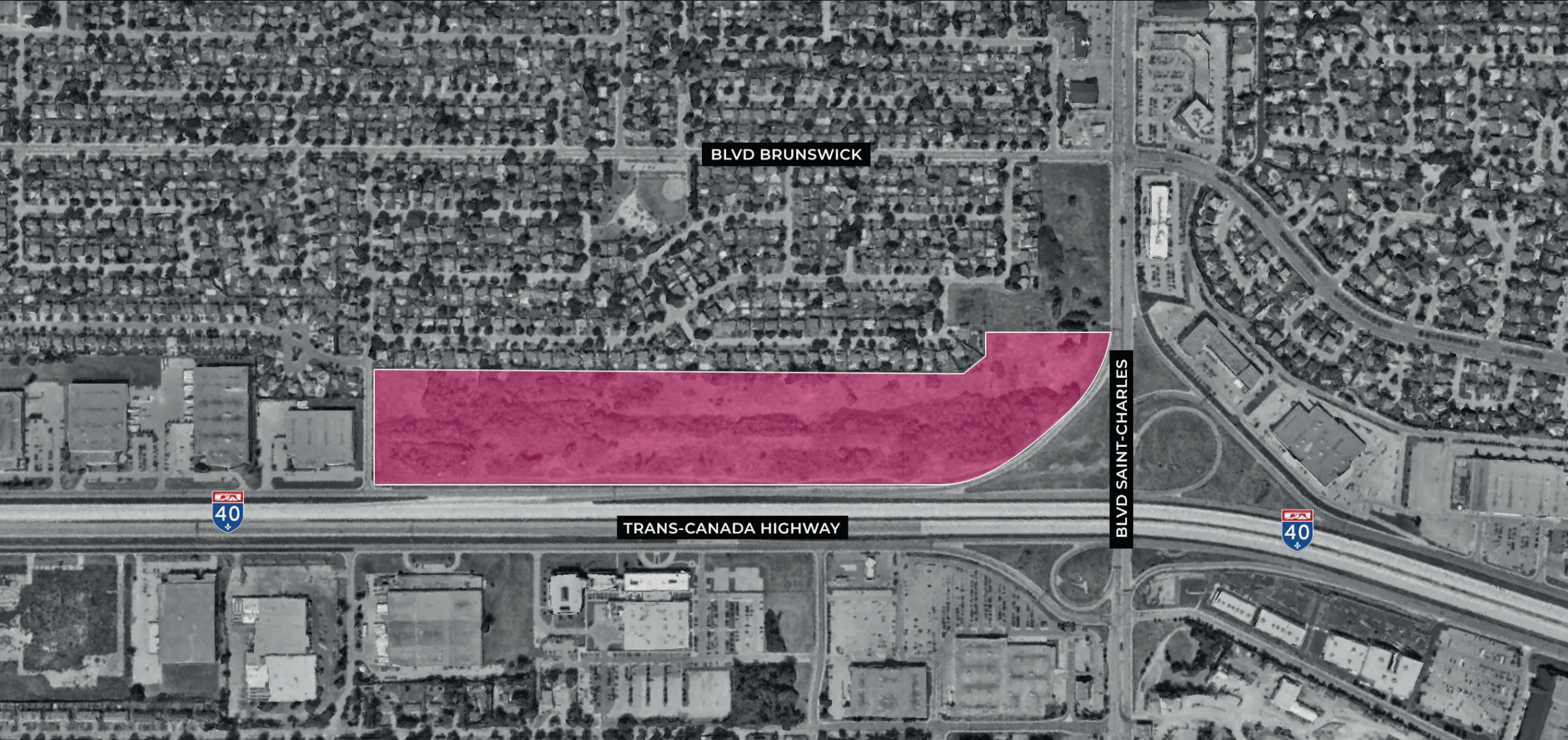
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INDUSTRIAL 14.0 - KIRKLAND, QC

# SITE OVERVIEW.

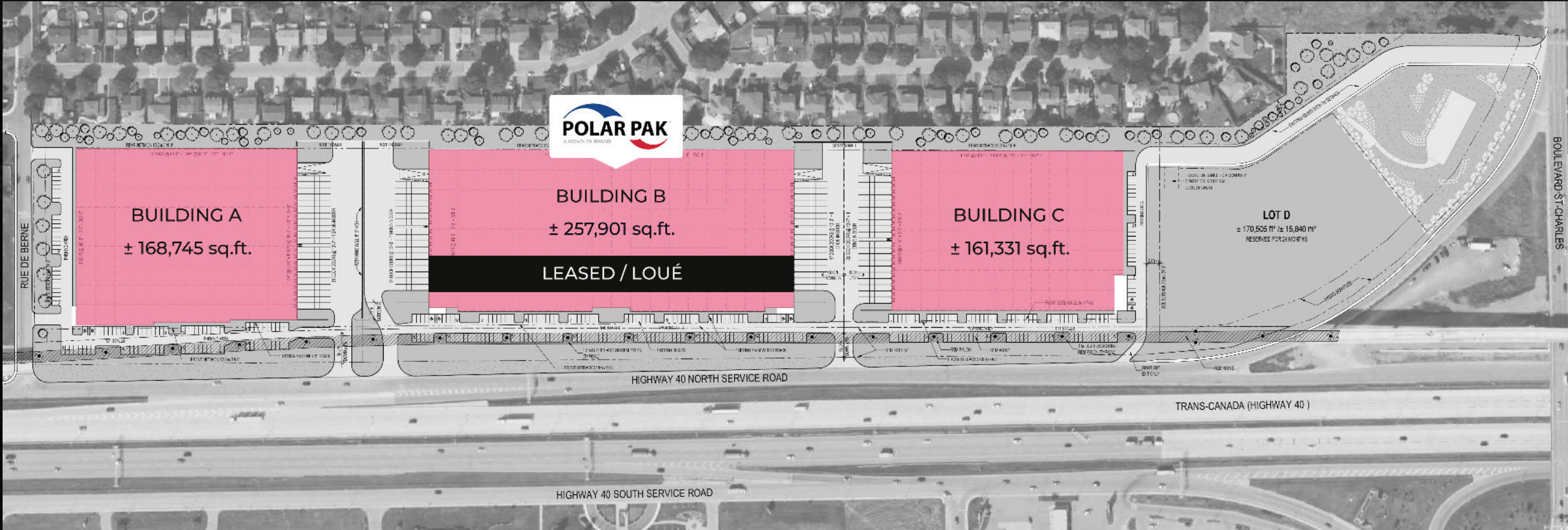
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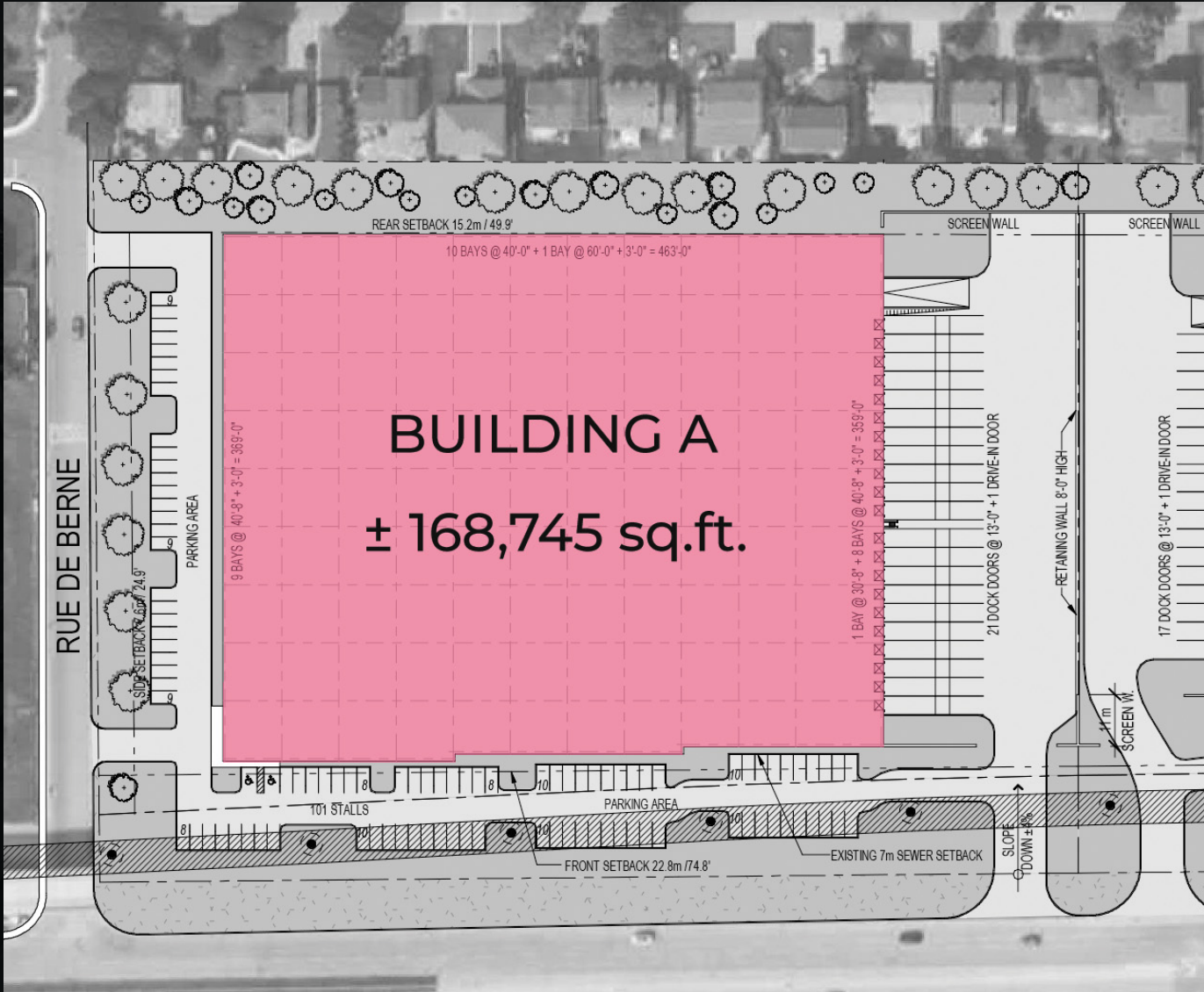
INDUSTRIAL 14.0 - KIRKLAND, QC

SITE PLAN.

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# SITE PLAN BUILDING A.



## CHARACTERISTICS

<b>LAND AREA</b>	
LOT	± 344,939 SQ.FT. (32,046 M <sup>2</sup> )
<b>BUILDING AREA</b>	
OFFICE	AS REQUIRED
WAREHOUSE	± 168,745 SQ.FT.
<b>LOGISTICS</b>	
DOCK DOORS	20
DRIVE-IN	1
<b>SITE COVERAGE</b>	48.9%
LANDSCAPING	25%
<b>PARKING</b>	
VEHICLE	101 STALLS



INDUSTRIAL 14.0 - KIRKLAND, QC

# RENDERING BUILDING A.

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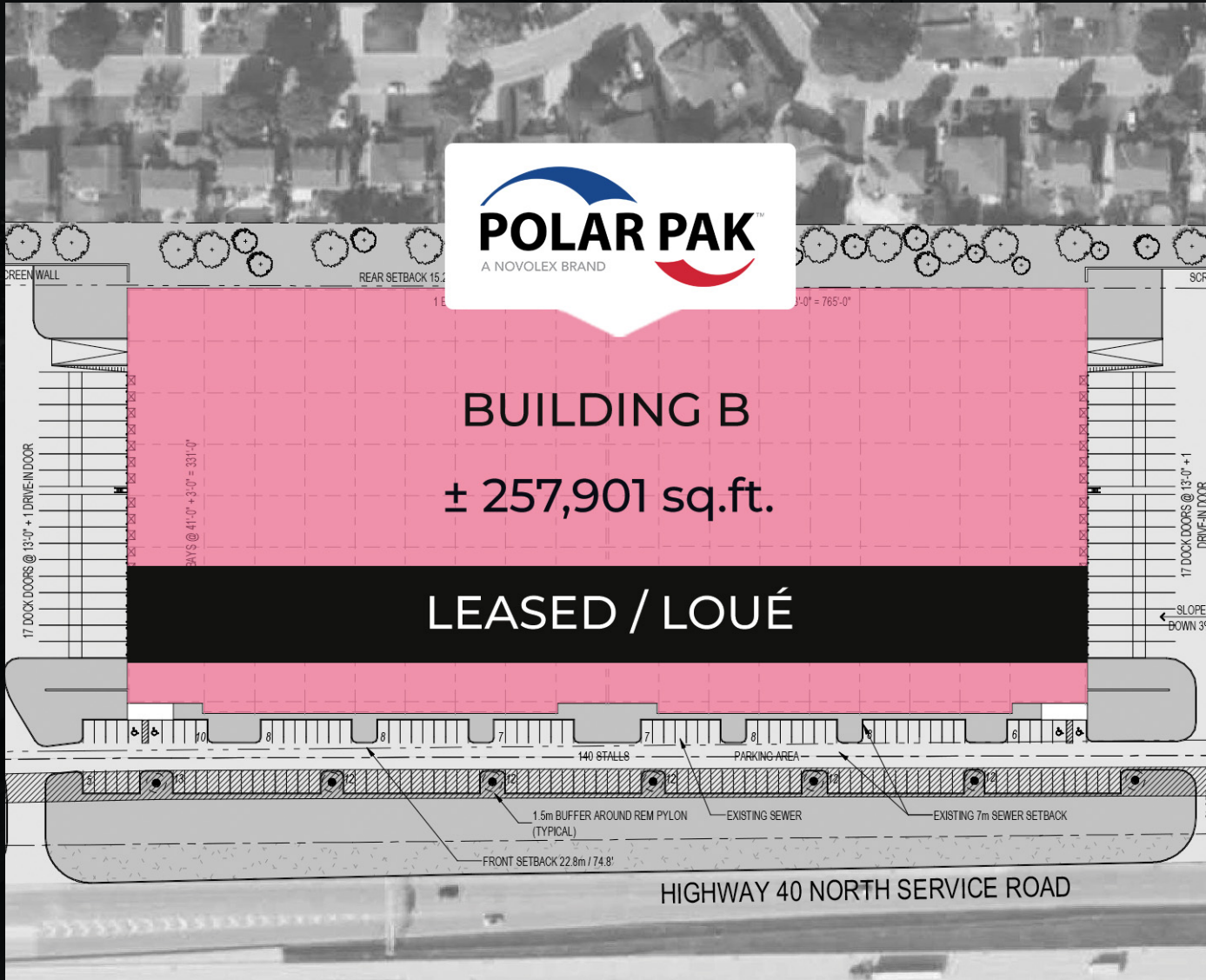
NOM DU PROJET : KIRKLAND INDUSTRIEL  
BÂTIMENT : A

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3D ILLUSTRATION BY  
**ARCHIMED**  
STUDIO

# SITE PLAN BUILDING B.

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**BUILDING B**  
± 257,901 sq.ft.

**LEASED / LOUÉ**

### CHARACTERISTICS

**LAND AREA**  
LOT ± 495,561 SQ.FT. (46,039 M<sup>2</sup>)

**BUILDING AREA**  
OFFICE AS REQUIRED  
WAREHOUSE ± 257,901 SQ.FT.

**LOGISTICS**  
DOCK DOORS 32  
DRIVE-IN 2

**SITE COVERAGE** 52%  
**LANDSCAPING** 25%

**PARKING**  
VEHICLE 140 STALLS

INDUSTRIAL 14.0 - KIRKLAND, QC

# RENDERING BUILDING B.

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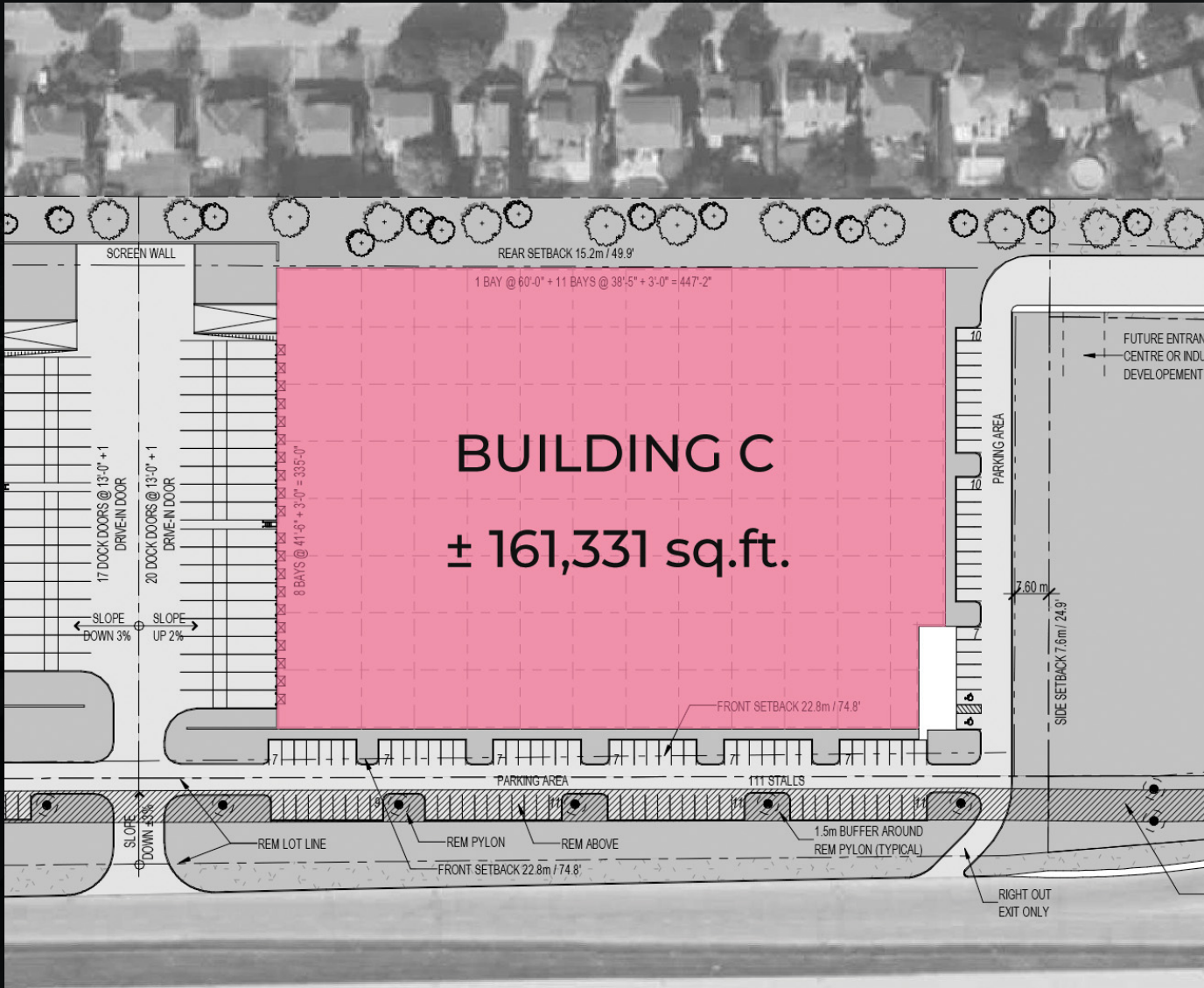


NOM DU PROJET : KIRKLAND INDUSTRIEL  
BÂTIMENT : B

**ROSEFELLOW.**

3D ILLUSTRATION BY  
**ARCHIMED**  
STUDIO

# SITE PLAN BUILDING C.



## CHARACTERISTICS

**LAND AREA**  
LOT ± 317,527 SQ.FT. (29,499 M<sup>2</sup>)

**BUILDING AREA**  
OFFICE AS REQUIRED  
WAREHOUSE ± 161,331 SQ.FT.

**LOGISTICS**  
DOCK DOORS 17  
DRIVE-IN 1

**SITE COVERAGE** 50.8%  
**LANDSCAPING** 25%

**PARKING**  
VEHICLE 111 STALLS

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# RENDERING BUILDING C.

RF.

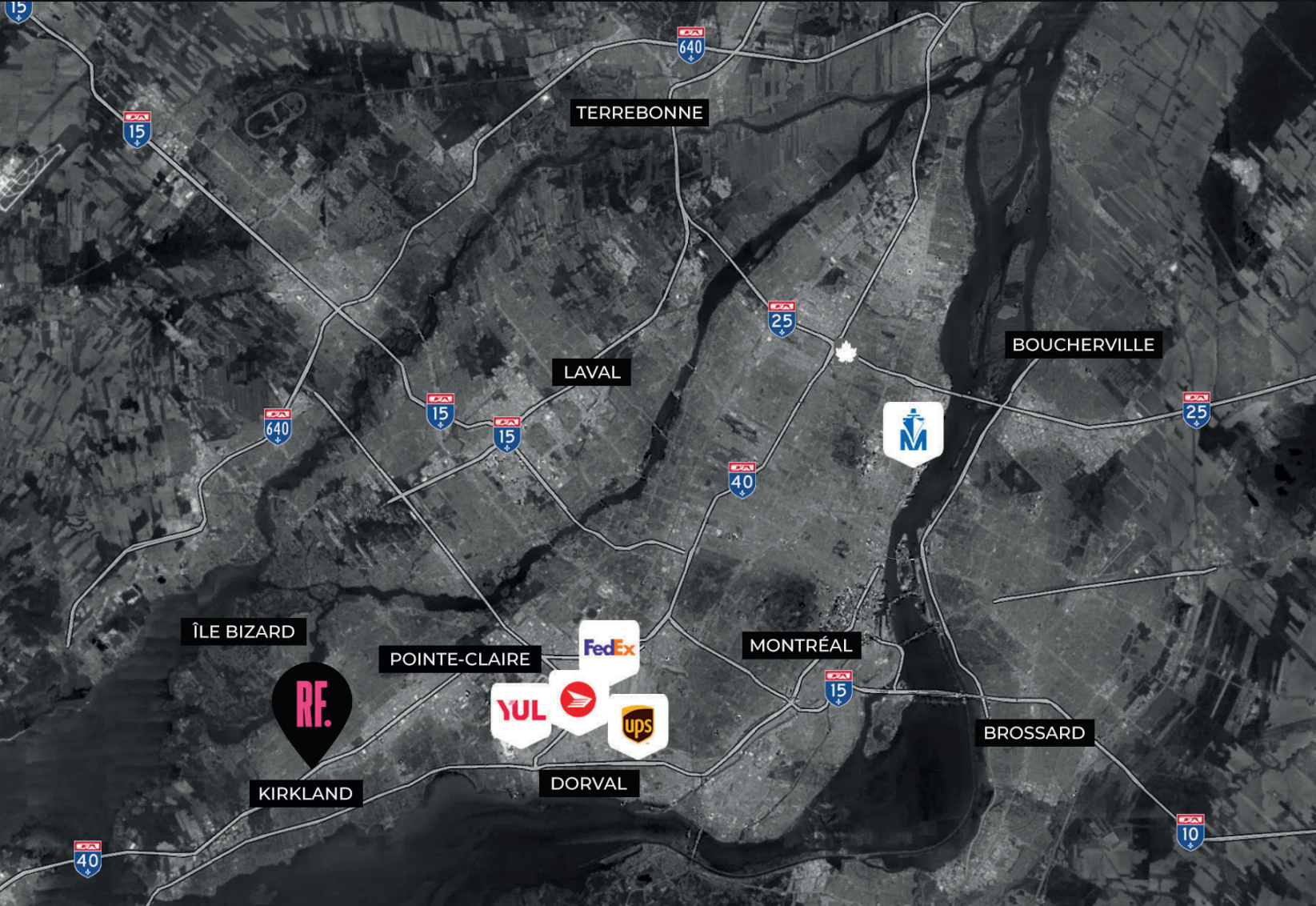


NOM DU PROJET : KIRKLAND INDUSTRIEL  
BÂTIMENT : C

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# DISTANCE FROM KIRKLAND, QC.

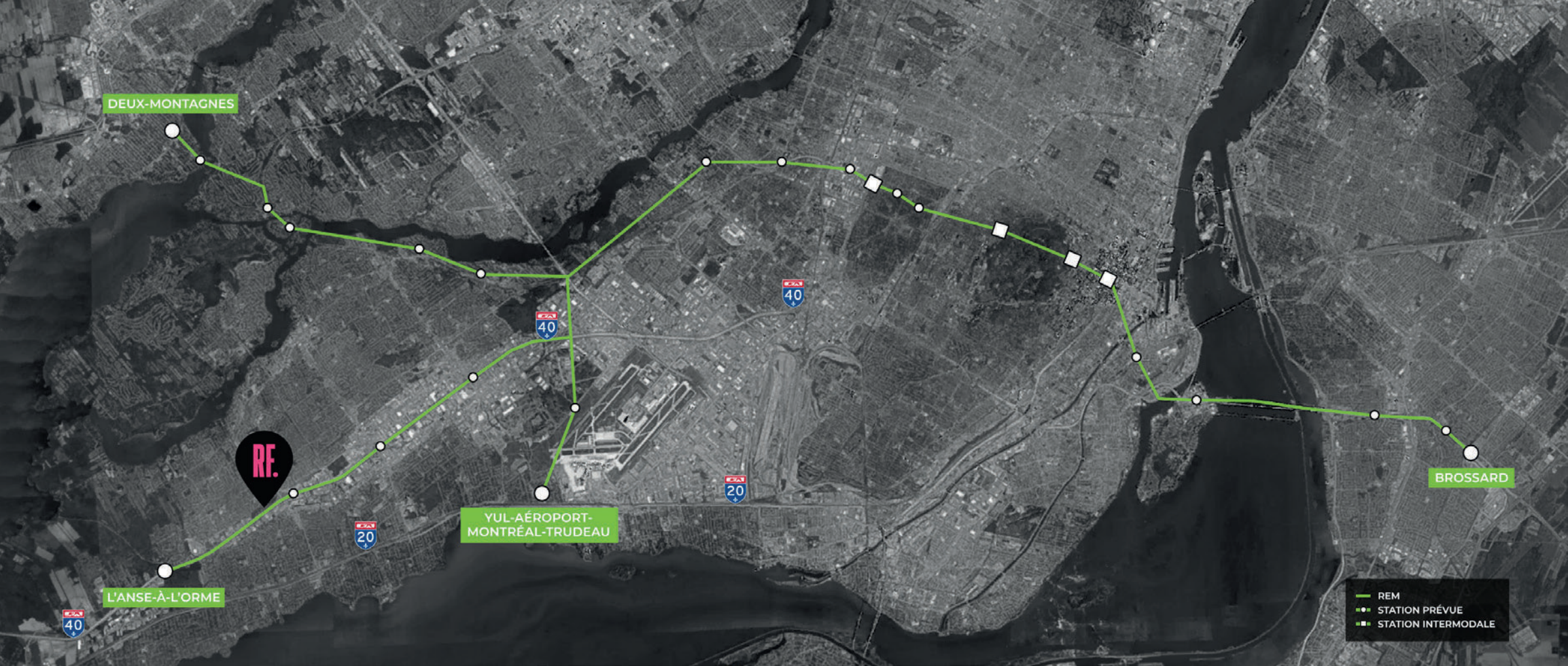


## DISTANCE FROM KIRKLAND, QC

Pierre Elliott Trudeau International Airport	13 KM
FedEX Terminal	7 KM
UPS Terminal	15 KM
Canada Post Distribution Centre	14 KM
Port of Montreal	28 KM
Ontario	50 KM

# PUBLIC TRANSPORTATION.

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## INDUSTRIAL 14.0 - KIRKLAND, QC

# GENERAL BUILDING SPECIFICATIONS.

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**BOROUGH**  
OUTSIDE STORAGE

**KIRKLAND**  
Not permitted

**ZONING AVAILABLE**  
GREEN INITIATIVE

**INDUSTRIEL**  
Carbon Zero

**AREA**

Building A – (168,745 sq.ft.)  
Building B – (257,901 sq.ft.)  
Building C – (161,331 sq.ft.)

**OFFICE**

**AS REQUIRED**

**CLEAR HEIGHT**

**32'**

**COLUMN SPAN**

**40' X 40' WITH A 60' MARSHALING BAY**

**LOADING DOCKS**

Building A – 21  
Building B – 34  
Building C – 20

**DRIVE-IN-DOORS**

Building A – 1  
Building B – 2  
Building C – 1

**SLAB**

**8"**

**ROOF**  
SPRINKLER SYSTEM

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

**LIGHTING SYSTEM**  
ELECTRICAL

**LED**  
Building A – 2000  
Building B – 3000  
Building C – 2000



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THE STATUS  
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**THANK YOU.**

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