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# ROSEFELLOW.

**INDUSTRIAL 4.0**

2800 ANDRE, DORVAL

# ABOUT ROSEFELLOW.

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## 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 4.0

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Located just 20 minutes from downtown Montreal, ROSEFELLOW INDUSTRIAL 4.0 has an area of 1,140,952 sq.ft. and is in a major economic hub. Geographically, ROSEFELLOW INDUSTRIAL 4.0, being in Dorval, is considered centre ice in the West Island of Montreal, has national linkages through the Trans-Canadian Highway, and municipal linkages through Sources Boulevard. Furthermore, it is in close proximity to the Pierre-Elliott Trudeau Airport and Canada Post sorting facility. Some of the advantages ROSEFELLOW INDUSTRIAL 4.0 has to offer are:

- The city of Dorval's availability rate decreased to a new all-time low of 1.5%, while asking net rents and sales prices hit new historic highs
- Accessible by Montreal island's two major highways
- Served by a complete bus and commuter rail system
- Just minutes from Pierre Elliott Trudeau International Airport and Canada Post sorting facility
- Part of a major maritime, rail and road transportation hub

The West Island boasts a broad mix of industrial, technological, and scientific firms. It is a vast, extensively developed area with many attractive features: a strong and cosmopolitan entrepreneurial community, unique industrial specializations, and a skilled workforce.

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# LOCATION MAP.

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# SITE OVERVIEW.

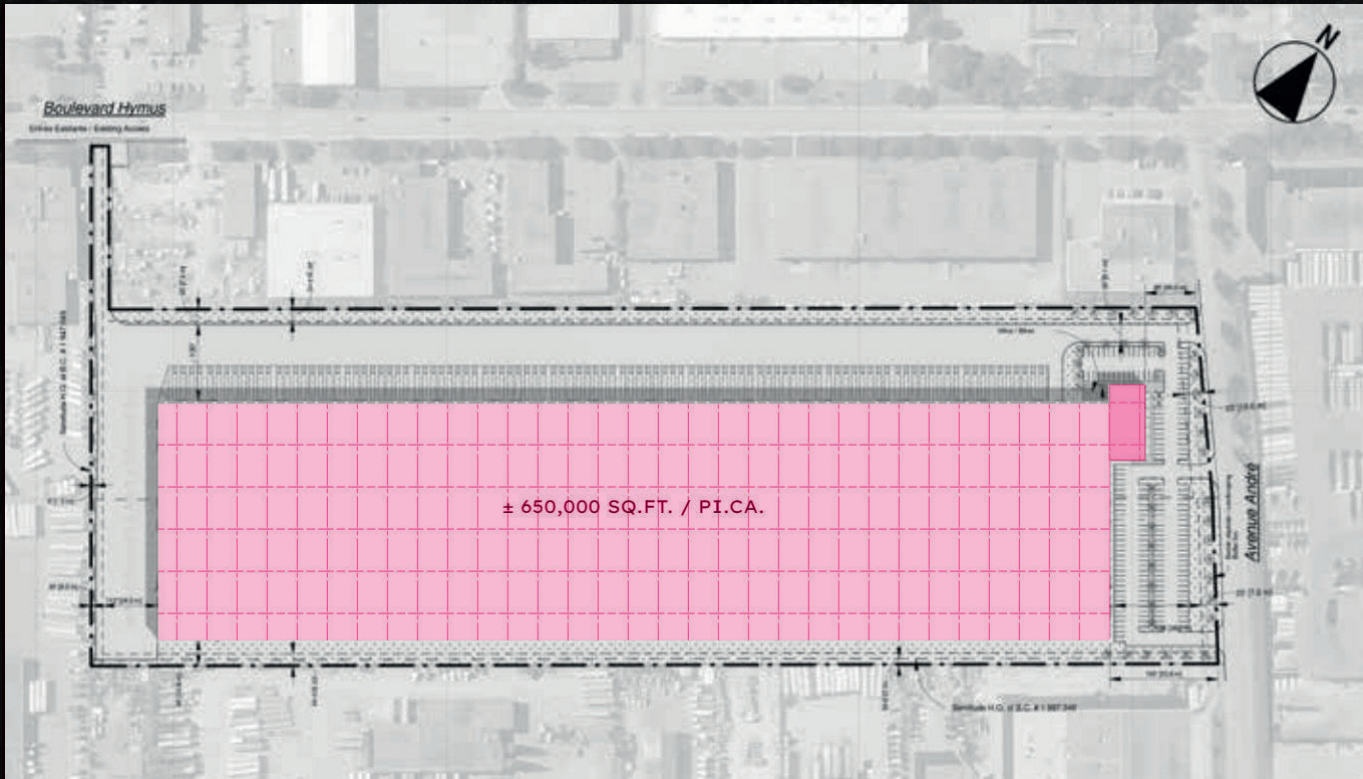
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# INDUSTRIAL 4.0 - 2800 ANDRE, DORVAL

## SITE PLAN.

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### CHARACTERISTICS

<b>LAND AREA</b>	1 523 098
LOT	±1,140,952 SQ.FT.
TOTAL	(105,997.91M2)

<b>BUILDING</b>	
BUILDING FOOTPRINT AREA OF- FICE AREA (GROUND FLOOR)	± 650,000 SQ.FT.
	± 7,625 SQ.FT.
WAREHOUSE AREA	± 642,375 SQ.FT.
TOTAL	± 650,000 SQ.FT.

<b>SETBACKS</b>	
FRONT	10.5M
LATERAL	6M
REAR	6M
COVERAGE	48.79%

<b>PARKING</b>	
STALLS	182

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RENDERING.

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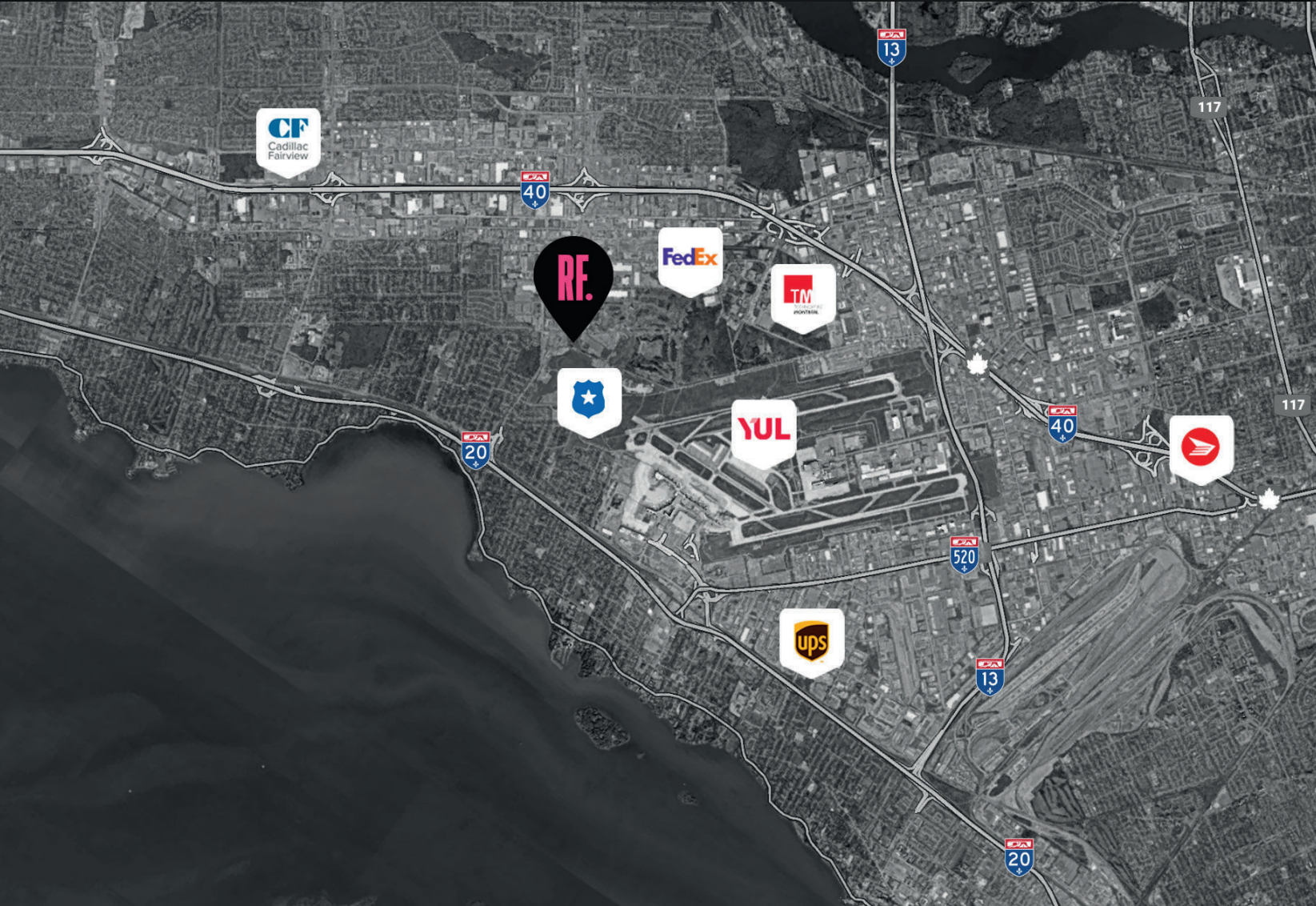




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# DISTANCE FROM 2800 ANDRE, DORVAL.

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## DISTANCE FROM 2800 DORVAL

Boarder Services	0.7KM
Technoparc Montreal	2 KM
FedEx Terminal	1KM
Pierre Elliott Trudeau International Airport	2KM
Canada Post Distribution Centre	6.5 KM
Cadillac Fairview Shopping Centre	3.8 KM
UPS Distribution Centre	3.8 KM

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# PUBLIC TRANSPORTATION.

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# GENERAL BUILDING SPECIFICATIONS.

<b>BOROUGH</b> OUTSIDE STORAGE	<b>DORVAL</b> Permitted
<b>ZONING AVAILABLE</b> AREA	<b>I1, I2, I3</b> UP TO 650,000 SF
<b>OFFICE</b> CLEAR HEIGHT	<b>10%+ BUILD TO SPEC</b> 40'
<b>COLUMN SPAN</b> LOADING DOCKS	<b>40' X 50'</b> 1 x 10,000SF, equipped with 35,000lbs mechanical dock leveler (Up to 35 available)
<b>DRIVE-IN DOORS</b> SLAB	<b>AS REQUIRED</b> Warehouse/plant slab-on-grade to be 8» thick, 25 MPA concrete, reinforced with steel fibers at a rate of 20kg/m <sup>3</sup> . Office slab-on-grade to be 8» thick, 25 MPA concrete, unreinforced
<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>	The electrical entry is 2000-2500 KVA - 400 amp entrance per tenant (max. 2)

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**THANK YOU.**

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