

DISRUPTING
THE STATUS
QUO.

ROSEFELLOW.

INDUSTRIAL 5.0

6000 TRANS-CANADA POINTE-CLAIRE, 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 5.0

Located just 20 minutes from downtown Montreal, ROSEFELLOW INDUSTRIAL 5.0 has an area of 600,000 sq.ft. and is in a major economic hub. Geographically, ROSEFELLOW INDUSTRIAL 5.0, being in Pointe-Claire, is considered the central municipality in the West Island of Montreal, has national linkages through the Trans-Canadian Highway, and municipal linkages through St-Jean Boulevard and Brunswick Boulevard. Furthermore, it is in close proximity to the Pierre-Elliott Trudeau Airport and Canada Post sorting facility. Some of the advantages ROSEFELLOW INDUSTRIAL 5.0 has to offer are:



The city of Pointe-Claire's availability rate decreased to a new all-time low of 0.9%, 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



Direct access to Pierre Elliot Trudeau Airport via Boulevard Saint-Jean

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LOCATION MAP.

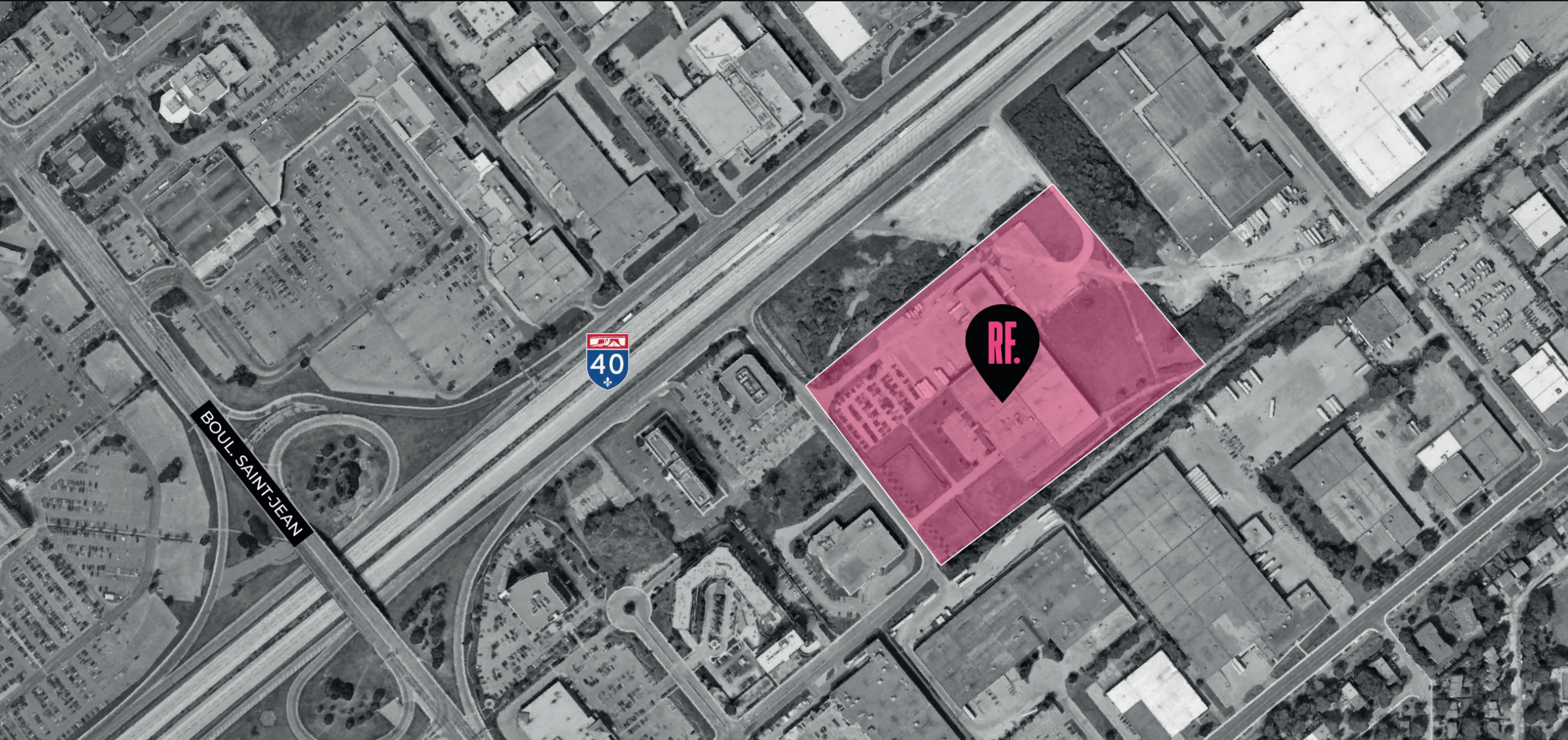
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SITE OVERVIEW.

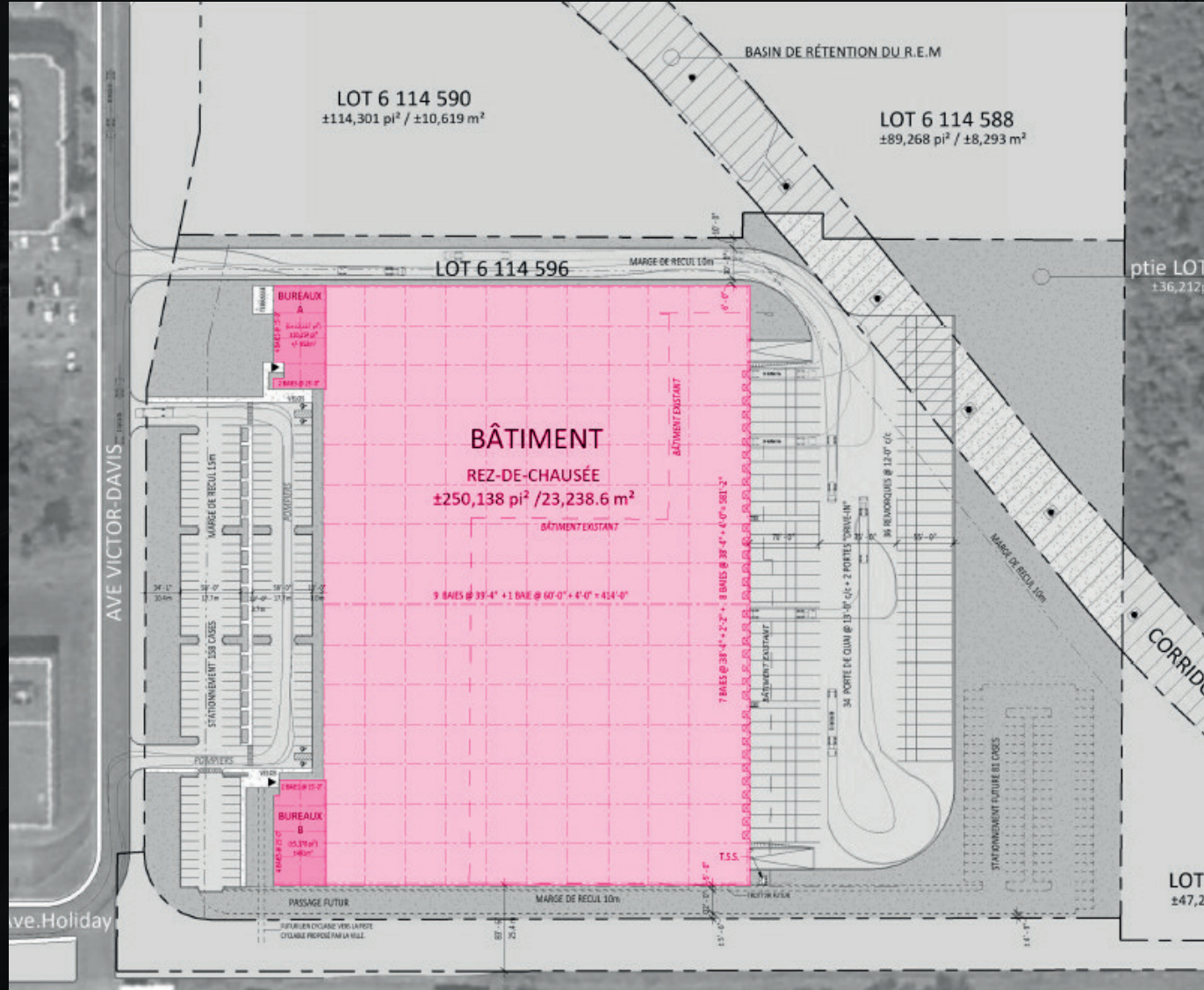
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SITE PLAN.

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CHARACTERISTICS

LAND AREA

LOT TOTAL 6 114 596, 6 114 506
626,074 SQ.FT. (58,164 M2)

BUILDING

OFFICE A 5,157 SQ.FT.
OFFICE B 5,158 SQ.FT.
WAREHOUSE 239,832 SQ.FT.

MEZZANINE

OFFICE A 5,127 SQ.FT.
TOTAL 255,265 SQ.FT.

PARKING

VEHICLE 239 STALLS
TRAILER 36 STALLS

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RENDERING.

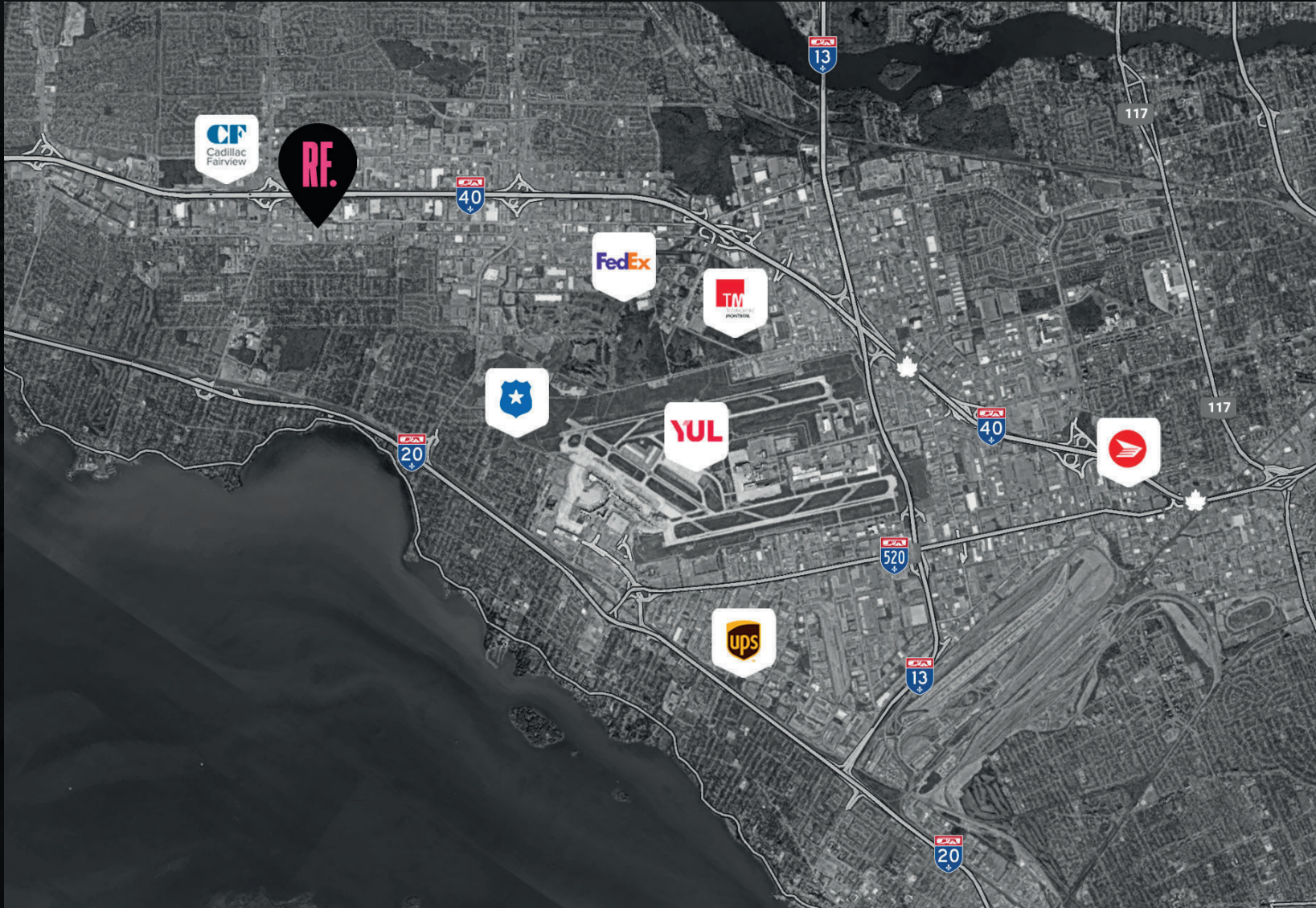
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DISTANCE FROM 6000 TRANS-CANADA.

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DISTANCE FROM 6000 TRANS-CANADA

Boarder Services	5.7 KM
Technoparc Montreal	6 KM
FedEx Terminal	5 KM
Pierre Elliott Trudeau International Airport	9 KM
Canada Post Distribution Centre	10 KM
Cadillac Fairview Shopping Centre	1.5 KM
UPS Distribution Centre	10 KM

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PUBLIC TRANSPORTATION.

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GENERAL BUILDING SPECIFICATIONS.

BOROUGH

POINTE-CLAIRE

OUTSIDE STORAGE

Permitted

ZONING AVAILABLE

A, B, C1

AREA

100,000 SQ.FT. – 255,265 SQ.FT.

OFFICE

AS REQUIRED

CLEAR HEIGHT

32'

COLUMN SPAN

39'4" X 38'4"

LOADING DOCKS

1 x 10,000SF, equipped with 35,000lbs mechanical dock leveler (Up to 35 available)

DRIVE-IN DOORS

UP TO 2

SLAB

Warehouse/plant slab-on-grade to be 8» thick, 25 MPA concrete, reinforced with steel fibers at a rate of 20kg/m³. Office slab-on-grade to be 8» thick, 25 MPA concrete, 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

The electrical entry is 2000-2500 KVA - 400 amp entrance per tenant (max. 2)

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THANK YOU.

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