

The background is a dark grey field filled with a repeating pattern of white line-art icons. These include roses with radiating lines, keys, construction cranes, location pins, and banners with text like 'WALK THE TALK.', 'REWRYTING', 'ROSE', 'FELLOW', and 'EST. MTL'.

# ROSEFELLOW.

**INDUSTRIAL 7.0**

6100 NOTRE-DAME  
HOCHELAGA-MAISONNEUVE

# 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.

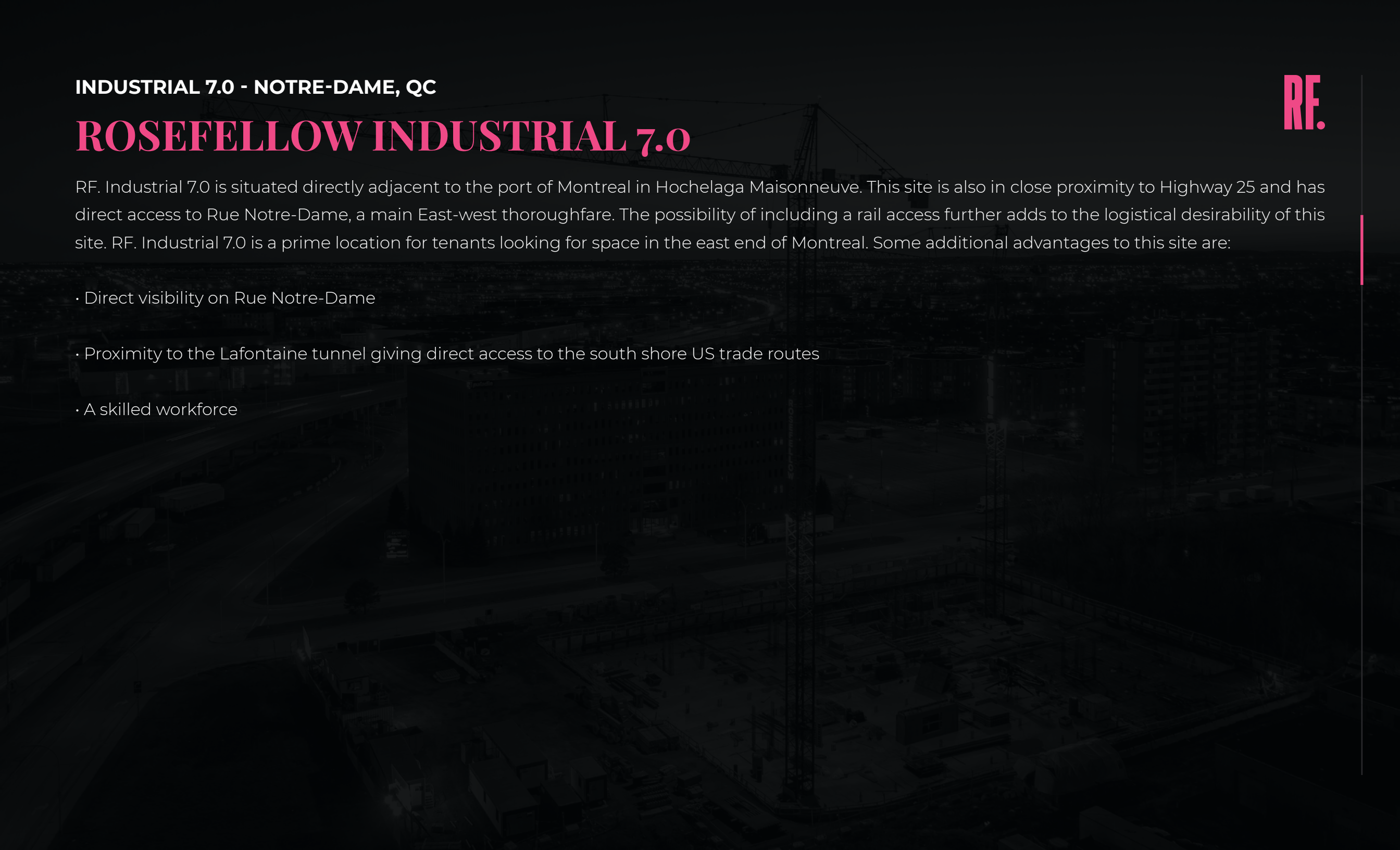
## A SEAMLESS PROCESS

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 7.0 - NOTRE-DAME, QC**

# ROSEFELLOW INDUSTRIAL 7.0

**RF.**

RF. Industrial 7.0 is situated directly adjacent to the port of Montreal in Hochelaga Maisonneuve. This site is also in close proximity to Highway 25 and has direct access to Rue Notre-Dame, a main East-west thoroughfare. The possibility of including a rail access further adds to the logistical desirability of this site. RF. Industrial 7.0 is a prime location for tenants looking for space in the east end of Montreal. Some additional advantages to this site are:

- Direct visibility on Rue Notre-Dame
- Proximity to the Lafontaine tunnel giving direct access to the south shore US trade routes
- A skilled workforce



LOCATION MAP.

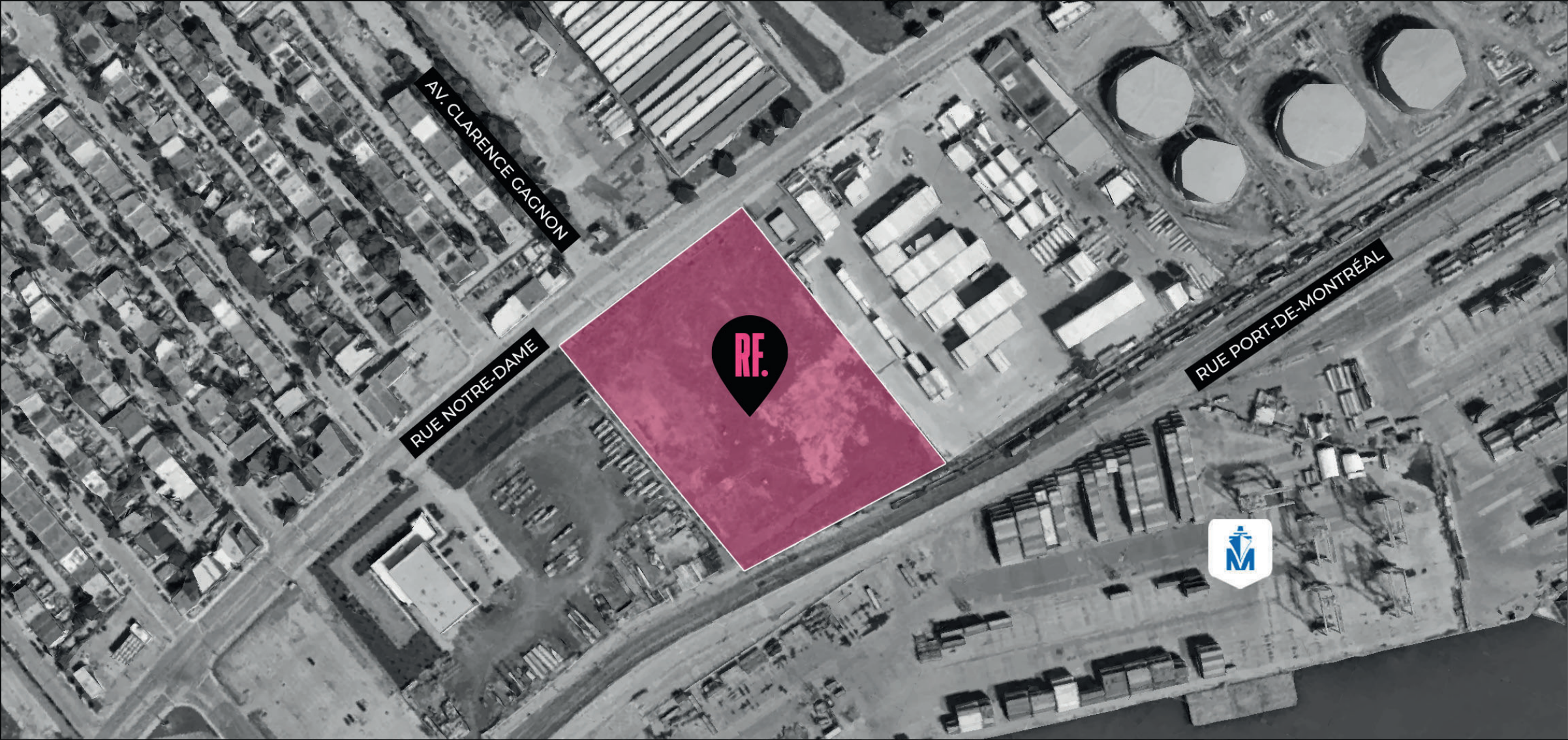




INDUSTRIAL 7.0 - NOTRE-DAME, QC

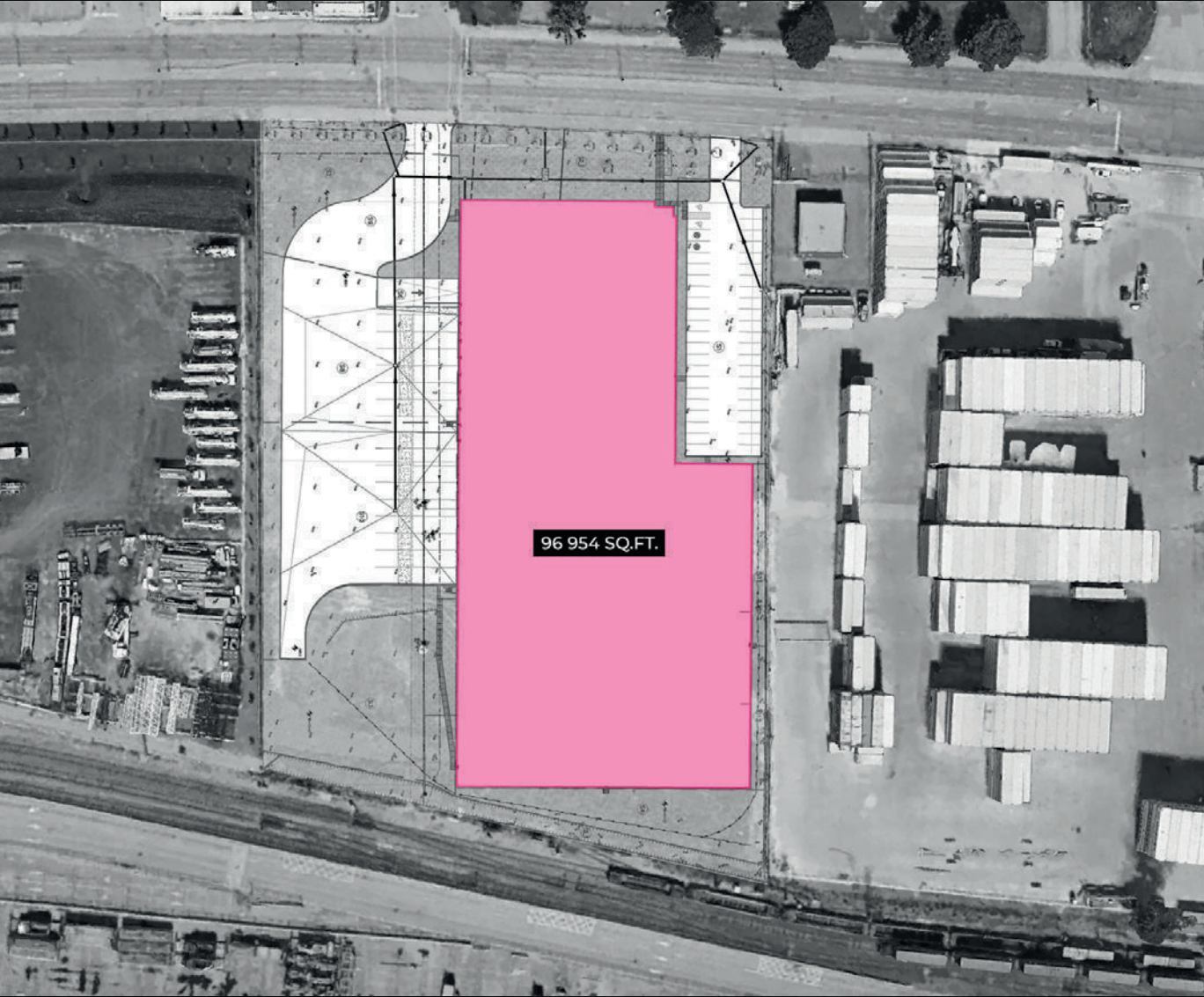
SITE OVERVIEW.

RF.





SITE PLAN.



CHARACTERISTICS

LAND AREA	
BUILDING USE	INDUSTRIAL
SITE AREA	± 222,890.8 SQ.FT.
PROPOSED BUILDING AREA	
OFFICE	AS REQUIRED
WAREHOUSE	± 96,954 SQ.FT.
PROPOSED GROSS AREA	
FLOOR OCCUPANCY COEFFICIENT	± 96,954 SQ.FT. 46.7%
BUILDING LOAD FACTOR	0.47
PERCENTAGE OF GREEN SPACES	20.4%
PARKING (REQUIRED BY THE CITY)	
MINIMUM REQUIRED	49 STALLS
MAXIMUM PERMITTED	97 STALLS
PROPOSED PARKING	49 STALLS



INDUSTRIAL 7.0 - NOTRE-DAME, QC

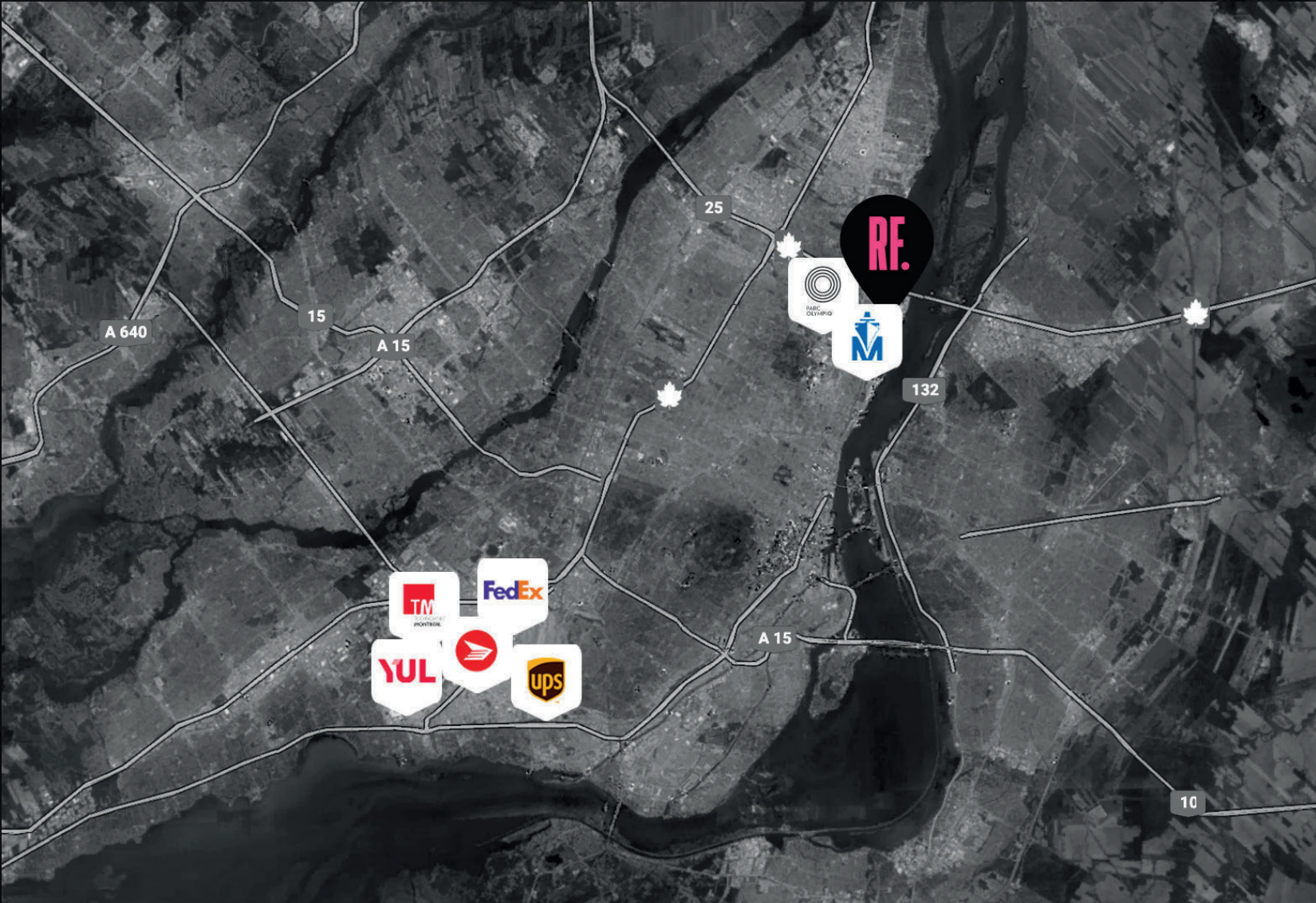
RENDERING.

RE.





DISTANCE FROM NOTRE-DAME.



DISTANCE FROM  
NOTRE-DAME

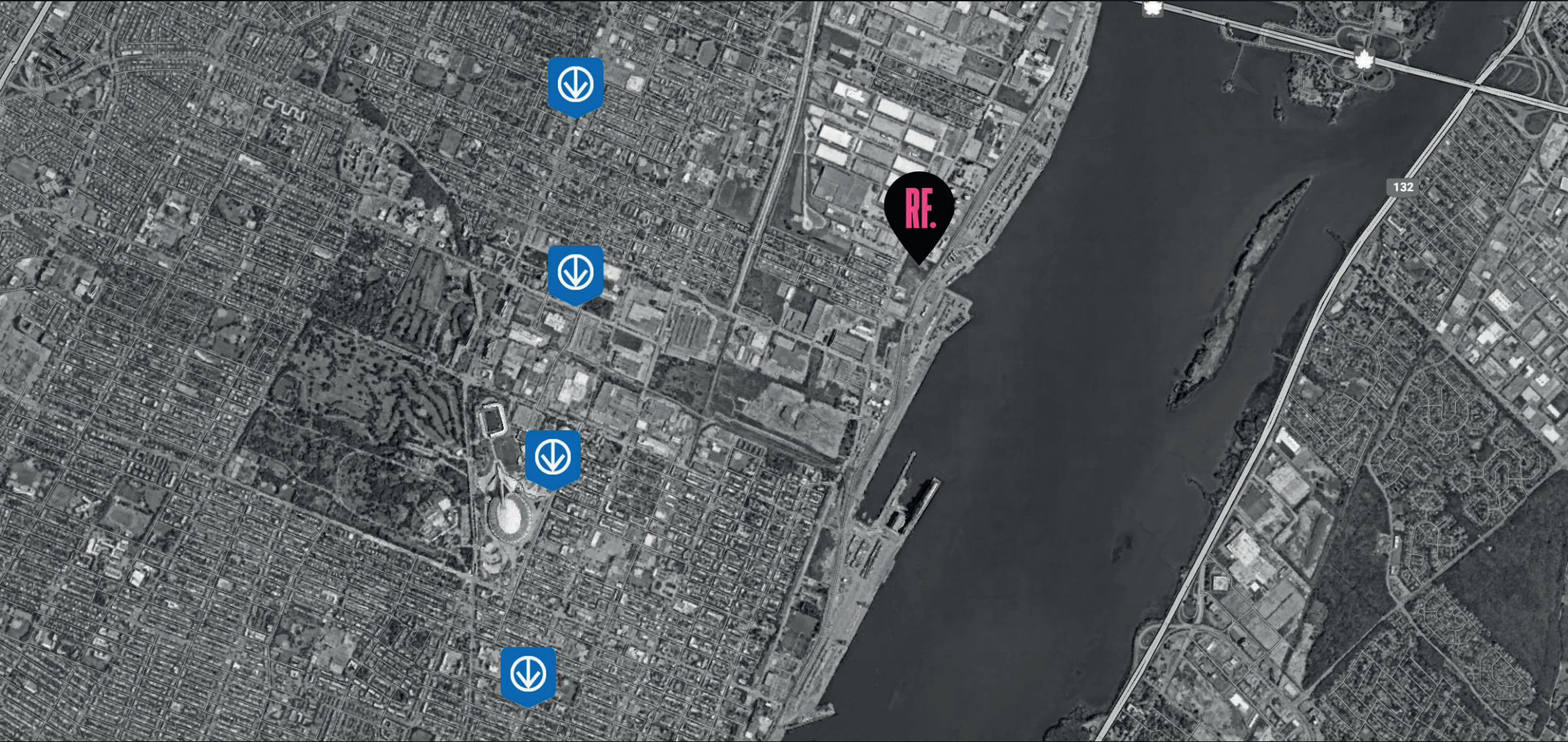
Olympic Staduim	4KM
Technoparc Montreal	28KM
FedEx Terminal	30KM
Pierre Elliott Trudeau International Airport	27 KM
Canada Post Distribution Centre	24KM
Port of Montreal	4KM
UPS Distribution Centre	25 KM



INDUSTRIAL 7.0 - NOTRE-DAME, QC

PUBLIC TRANSPORTATION.

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GENERAL BUILDING SPECIFICATIONS.

<b>BOROUGH</b> OUTSIDE STORAGE	<b>HOCHELAGA MAISONNEUVE, QC</b> Permitted
<b>ZONING AVAILABLE</b> AREA	<b>INDUSTRIAL</b> 100,000 SQ.FT.
<b>OFFICE</b> CLEAR HEIGHT	<b>10% + BUILD TO SPEC</b> 32'
<b>COLUMN SPAN</b> LOADING DOCKS	<b>36'8"FT X 40FT</b> 1 x 8,000SF, equipped with 35,000lbs mechanical dock leveler
<b>DRIVE-IN DOORS</b> SLAB	<b>1</b> Warehouse/plant slab-on-grade to be 6" thick, 25 MPA concrete, reinforced with synthetic fibers at a rate of 20kg/m3. Office slab-on-grade to be 5" 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>	600 amps

DISRUPTING  
THE STATUS  
QUO.

**THANK YOU.**

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**ROSEFELLOW.COM**

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