

DISRUPTING
THE STATUS
QUO.

ROSEFELLOW.

INDUSTRIAL 8.0

137 BELLEROSE W, LAVAL, 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 8.0

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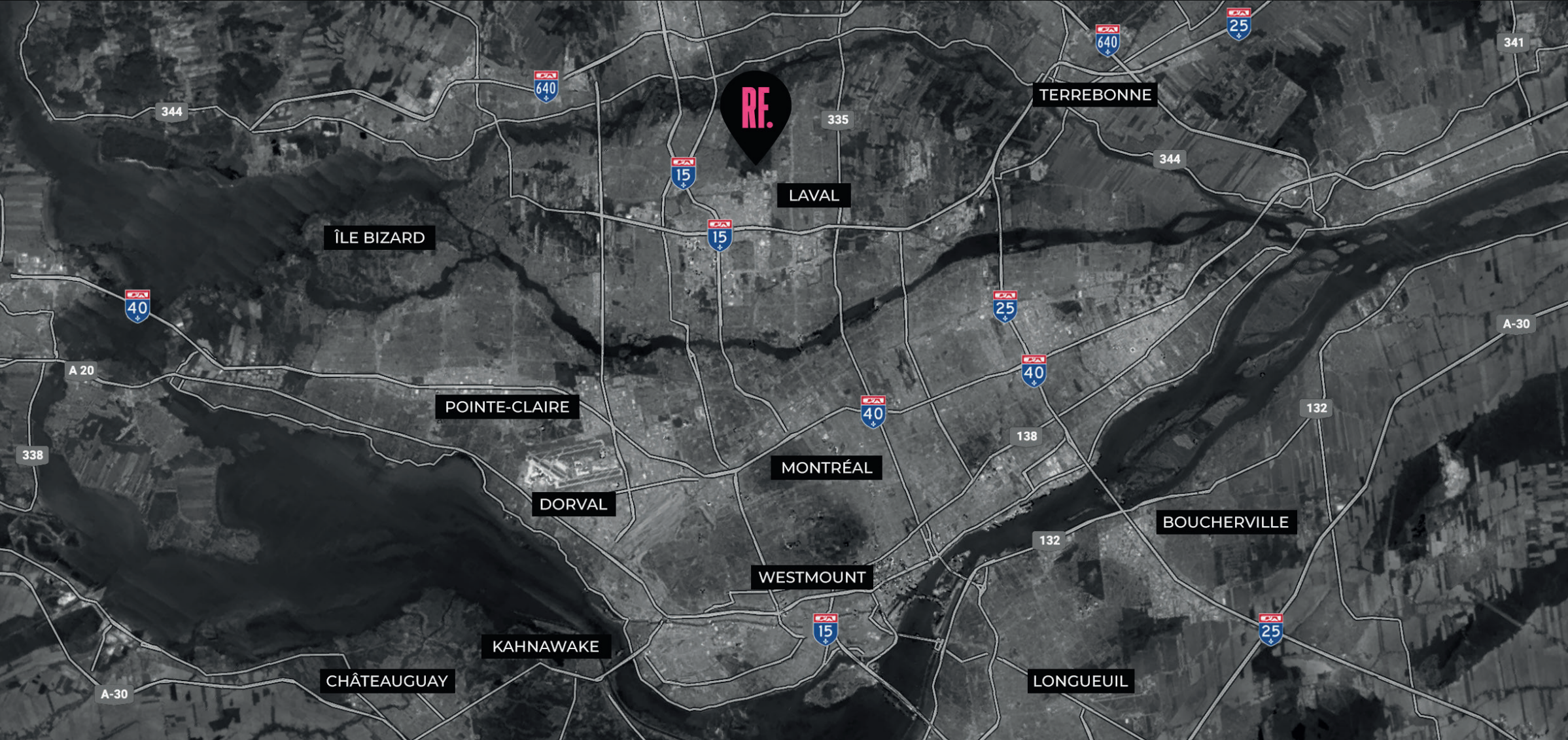
Laval is a Canadian city in southwestern Quebec, north of Montreal. It is the largest suburb of Montreal, the third-largest city in the province after Montreal and Quebec City, and the thirteenth largest city in Canada with a population of approximately 500,000.

Laval is geographically separated from the mainland to the north by the Rivière des Mille Îles, and from the Island of Montreal to the south by the Rivière des Prairies. Laval occupies all of Île Jésus as well as the Îles Laval. Laval is a modern, rapidly expanding city that is committed to listening to the needs of its citizens. With one of the highest demographic growth in Quebec, it stands out for its exceptional infrastructure, economy and quality of life.

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LOCATION MAP.

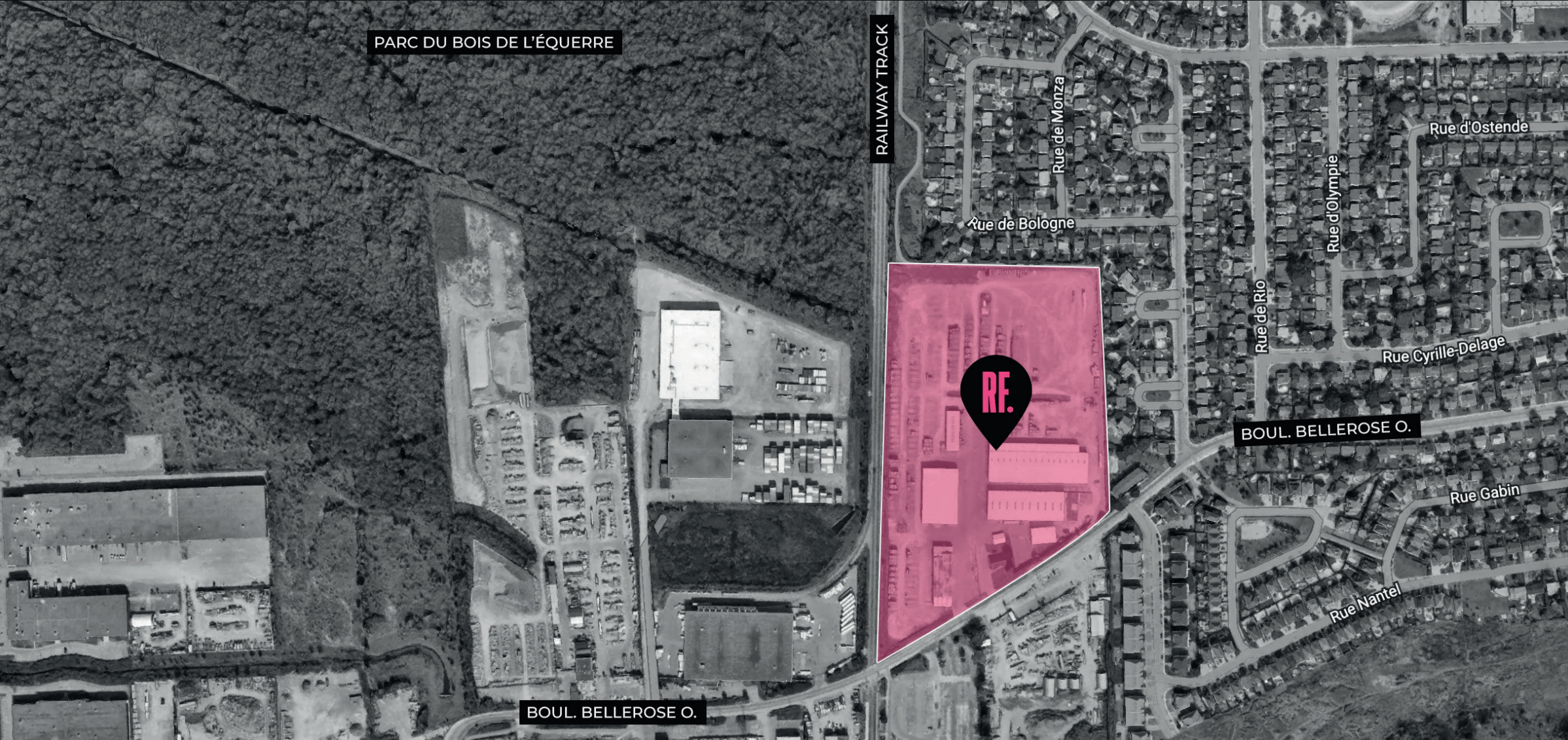
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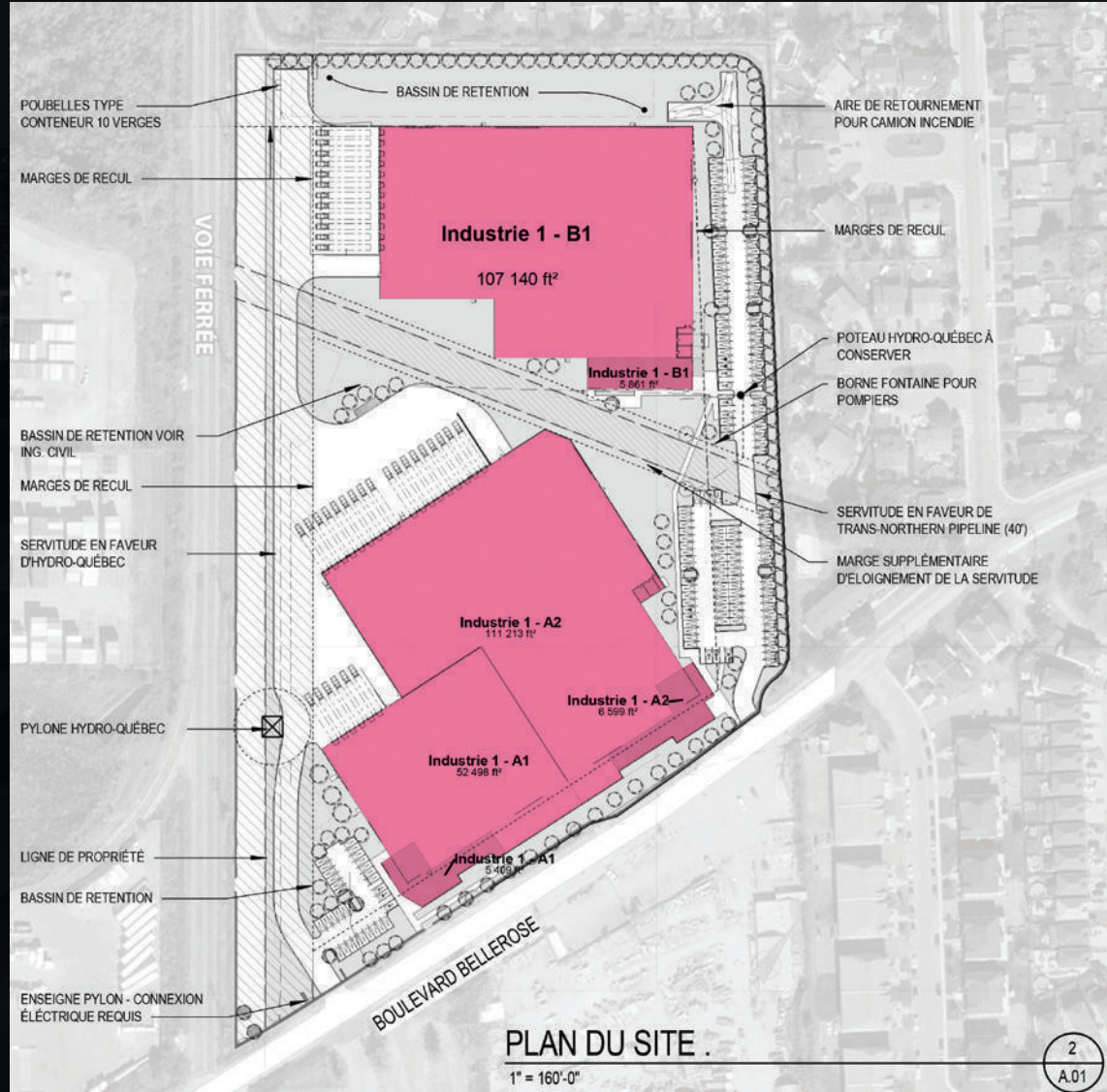
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SITE OVERVIEW.

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SITE PLAN.



CHARACTERISTICS

LAND AREA
LOT
TOTAL

1 176 871, # 1 176 911, # 2 453 522
± 678,122 SQ.FT. (63,000 M²)

BUILDING A
OFFICE
WAREHOUSE

± 12,008 SQ.FT.
± 163,711 SQ.FT.

BUILDING B
OFFICE
WAREHOUSE

± 5,861 SQ.FT.
± 107,140 SQ.FT.

TOTAL BUILDING SIZE (A+B)

± 290,350 SQ.FT.

PARKING
PROPOSED

180 STALLS

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RENDERING.

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RENDERING.

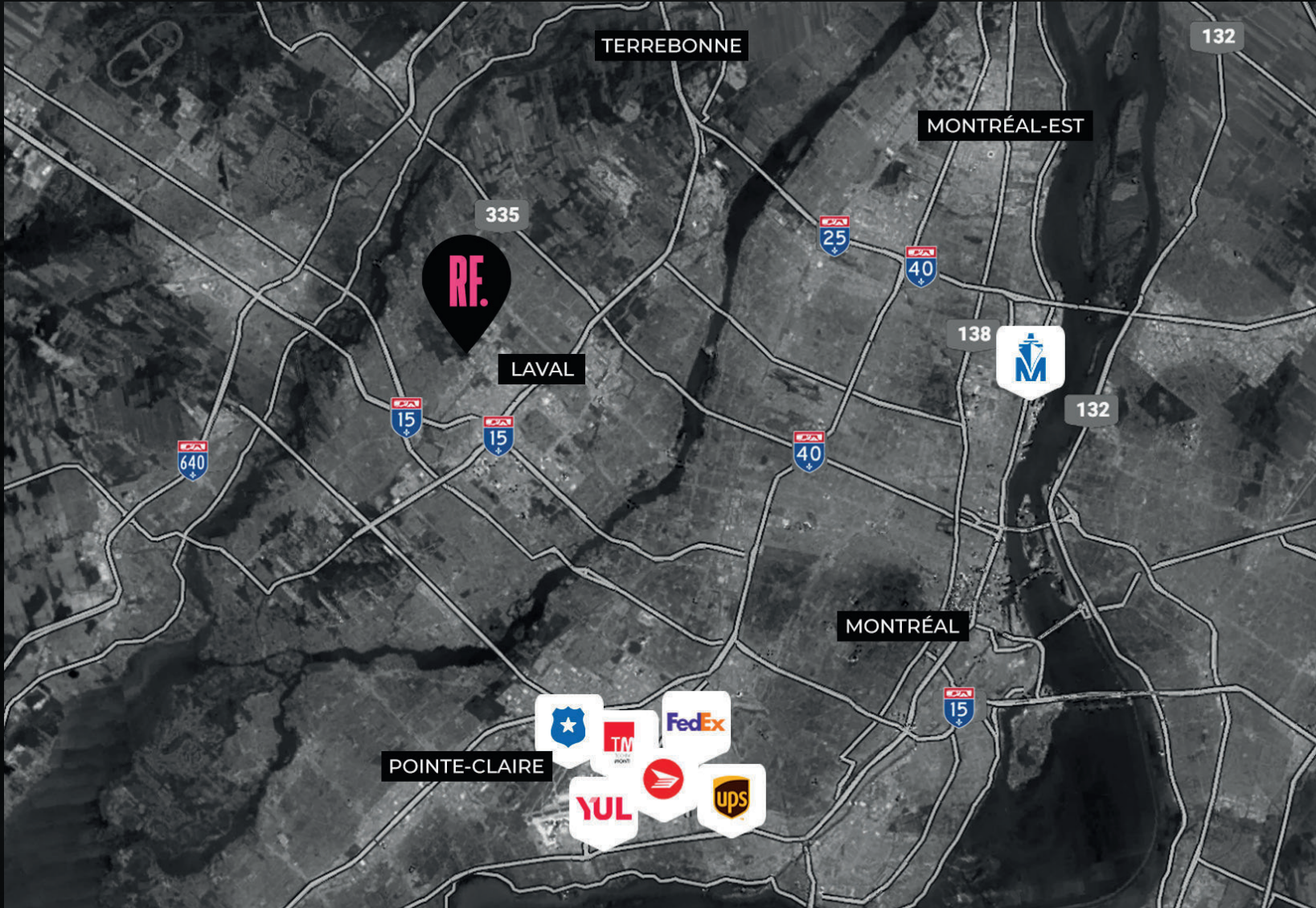
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DISTANCE FROM 137 BELLEROSE W.



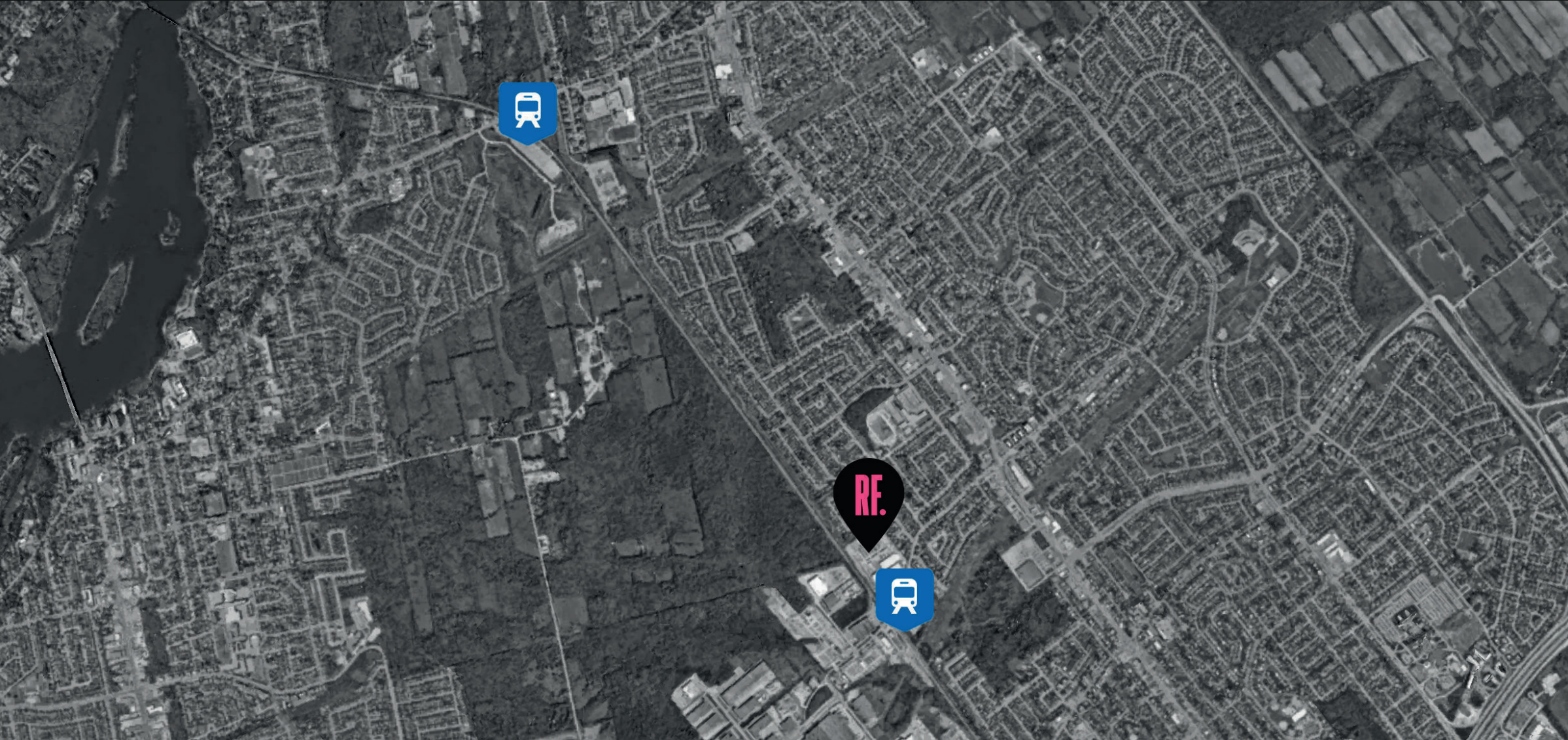
DISTANCE FROM 137 BELLEROSE W.

Border Services	27KM
Technoparc Montreal	24KM
FedEx Terminal	25KM
Pierre Elliott Trudeau International Airport	27 KM
Canada Post Distribution Centre	24KM
Port of Montreal	33KM
UPS Distribution Centre	25 KM

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PUBLIC TRANSPORTATION.

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GENERAL BUILDING SPECIFICATIONS.

BOROUGH

LAVAL

OUTSIDE STORAGE

Permitted

ZONING AVAILABLE

INDUSTRIAL

AREA

50,000 - 290,000 SQ.FT.

OFFICE

AS REQUIRED

CLEAR HEIGHT

32'

COLUMN SPAN

40' X 40'

LOADING DOCKS

1 x 10,000SF, equipped with 35,000lbs mechanical dock leveler

DRIVE-IN DOORS

2 PER BUILDING

SLAB

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.

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

2,000 amps

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THANK YOU.

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