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THE STATUS  
QUO.

# ROSEFELLOW.

**INDUSTRIAL 9.0**

AVENUE DE LA GARE, MASCOUCHE, QC

# 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 9.0

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From 2005 to 2015, more than 7,462 new homes were built in Mascouche;

Between 2006 and 2011, nearly 10,000 people chose to settle in Mascouche. Nearly 2/3 of them came from the Montreal area;

A labour pool of 310,000 people in the North Shore, including more than 20,000 in the MRC Les Moulins;

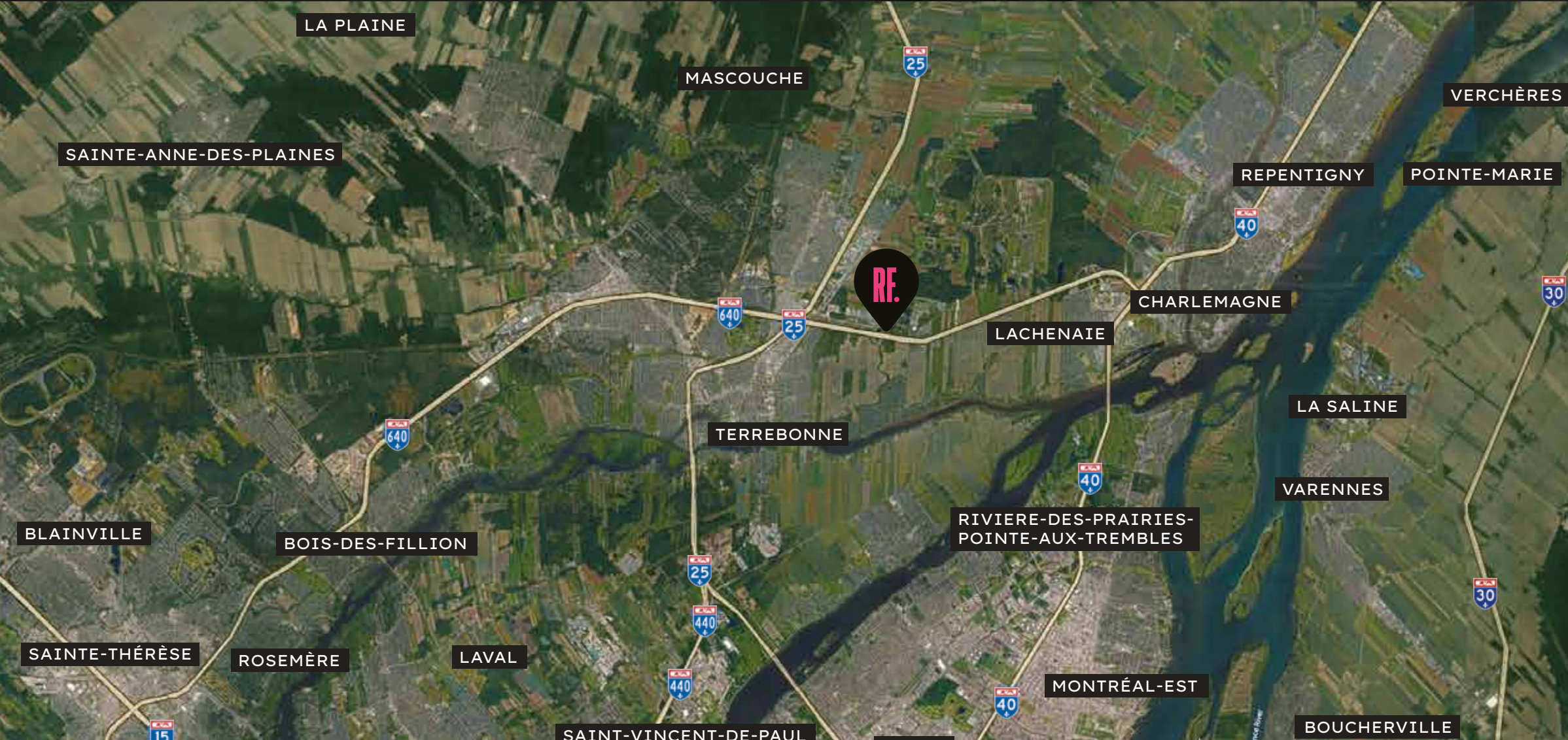
More than 40% of the population has a college certificate, a college diploma, a university certificate and a university degree.



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# LOCATION MAP.



LA PLAINE

MASCOUCHE

VERCHÈRES

SAINTE-ANNE-DES-PLAINES

REPENTIGNY

POINTE-MARIE

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CHARLEMAGNE

LACHENAIE

TERREBONNE

LA SALINE

VARENNES

BLAINVILLE

BOIS-DES-FILLION

RIVIERE-DES-PRAIRIES-  
POINTE-AUX-TREMBLES

SAINTE-THÉRÈSE

ROSEMÈRE

LAVAL

MONTRÉAL-EST

SAINT-VINCENT-DE-PAUL

BOUCHERVILLE



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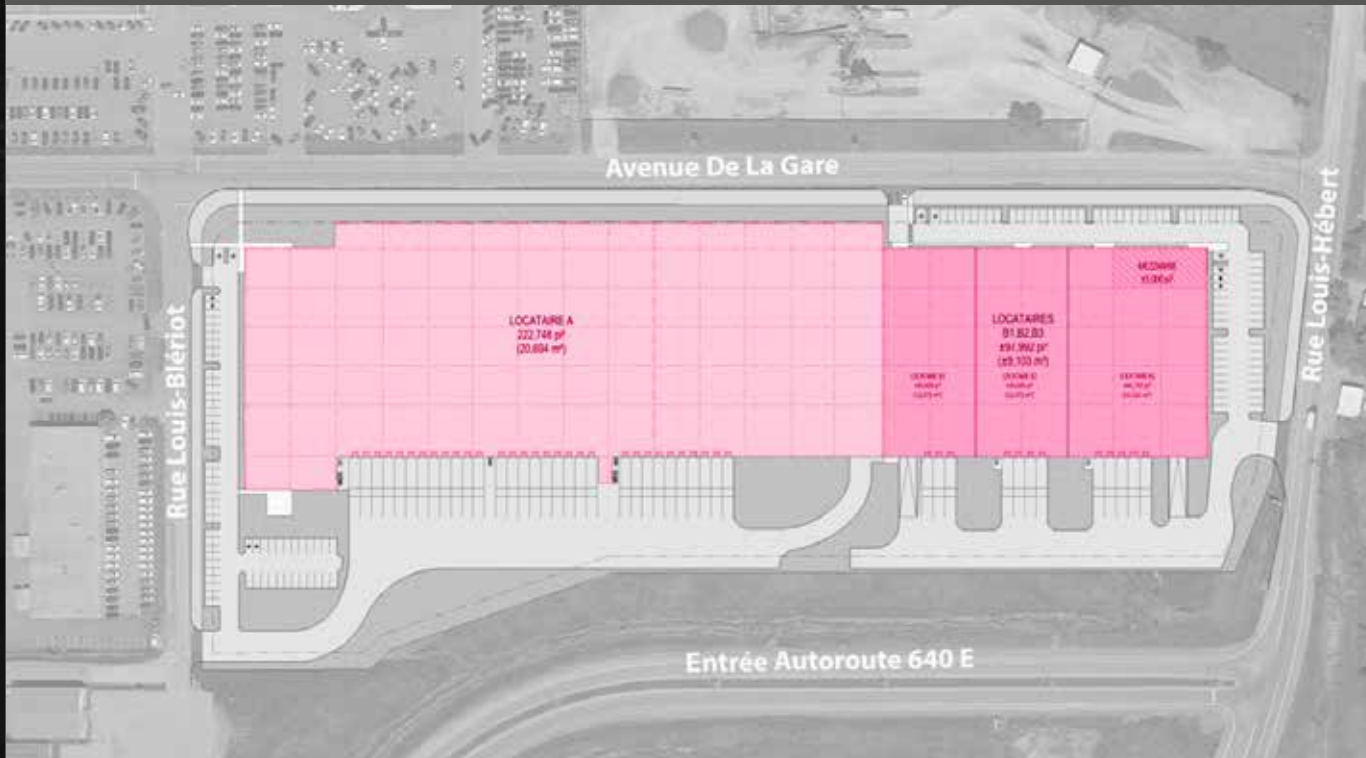
# SITE OVERVIEW.

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# SITE PLAN.



## CHARACTERISTICS

### LAND AREA

LOT #6470156  
TOTAL ± 580,200 SQ.FT.

### LOCAL A

± 223,036 SQ.FT.

### BUILDING B

GROUND FLOOR ± 93,310 SQ.FT.  
MEZZANINE ± 5,040 SQ.FT.  
TOTAL (LOCAL B) ± 98,350 SQ.FT.

### TOTAL BUILDING SIZE (A+B)

± 321,386 SQ.FT.

### PARKING

VEHICLE (LOCAL B) 77 STALLS  
LOADING DOCKS (LOCAL B) 12  
GROUND LEVEL DOORS 2

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RENDERING.

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# DISTANCE FROM AVENUE DE LA GARE.



## DISTANCE FROM AVENUE DE LA GARE

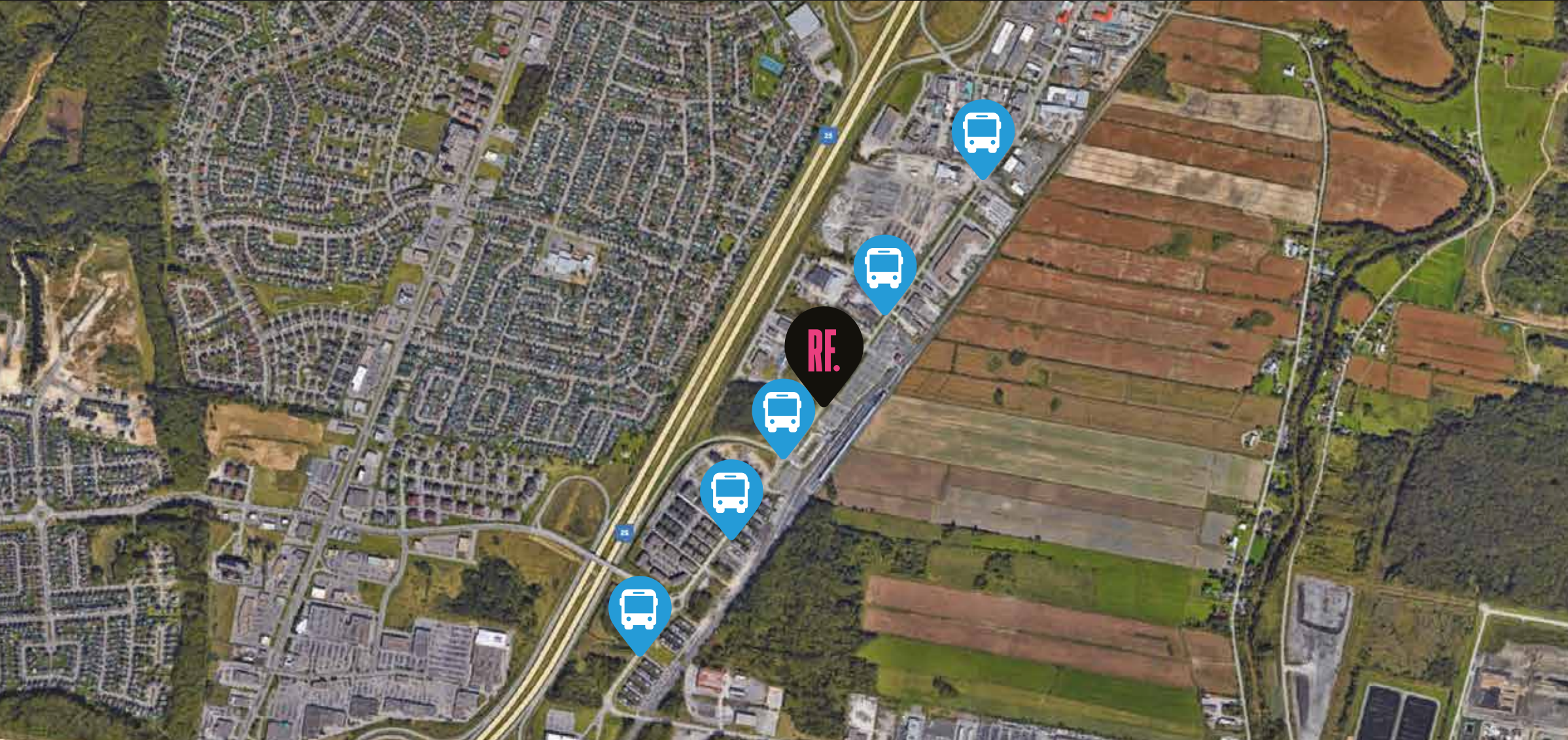
Border Services	46KM
Technoparc Montreal	43KM
FedEx Terminal	44KM
Pierre Elliott Trudeau International Airport	46 KM
Canada Post Distribution Centre	42KM
Port of Montreal	30KM
UPS Distribution Centre	44 KM



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# PUBLIC TRANSPORTATION.

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# GENERAL BUILDING SPECIFICATIONS.

## BOROUGH

## MASCOUCHE

OUTSIDE STORAGE

Not Permitted

## ZONING AVAILABLE

## INDUSTRIAL

AREA

20,000 - 40,000 SQ.FT.

## OFFICE

## UP TO 2,861 SQ.FT.

CLEAR HEIGHT

32'

## COLUMN SPAN

## 45'6" X 50'

LOADING DOCKS

Up to 7, equipped with 35,000lbs mechanical dock

## DRIVE-IN DOORS

## 1

SLAB

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.

## 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

400 amps

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**THANK YOU.**

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