

ROSEFELLOW.

ROSEFELLOW.COM

1110

RF. INDUSTRIAL 11.0 CANDIAC, QC



RF.

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WHO IS ROSEFELLOW?

TRANSPARENCY EVERY STEP OF THE WAY

Rosefellow is a dynamic real estate development and management firm that reimagines how industrial projects are executed across Canada. By leveraging advanced technologies, forging collaborative partnerships, and focusing on carbon-zero solutions, they deliver spaces that drive sustainable economic growth. Built on transparency and mutual respect, each project meets the highest standards of quality and environmental responsibility. With a portfolio that spans modern logistics centers and cutting-edge warehouses, Rosefellow sets new industry benchmarks. Through agility, integrity, and an unwavering commitment to excellence, they create lasting value for investors, tenants, and communities alike, positioning themselves at the forefront of modern industrial development.

THE ROSEFELLOW WAY

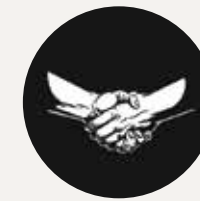
BE BOLD AND BUILD BETTER

We believe there is always a better way. This core conviction drives us to continually rethink how industrial real estate can be planned, developed, and managed. Whether it's incorporating cutting-edge sustainability practices, forging more transparent partnerships, or finding innovative paths to quicker project delivery, we constantly push boundaries to refine and elevate our approach. Guided by integrity and collaboration, we focus on generating long-term value for all stakeholders—investors, tenants, and the communities in which we build. By embracing curiosity, adaptability, and a commitment to excellence, the Rosefellow Way sets a new standard for what industrial development can



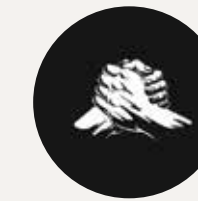
OUR VALUES

LONG TERM VALUE FOR ALL STAKEHOLDERS, THE RIGHT WAY



INNOVATION AND CONTINUOUS IMPROVEMENT

Rosefellow's guiding philosophy is that there is always a better way, propelling them to push boundaries and seek new methods to enhance industrial real estate development.



TRANSPARENCY AND COLLABORATION

By being open and honest with stakeholders—from investors to contractors to tenants—Rosefellow fosters strong partnerships that drive efficiency, trust, and lasting value.



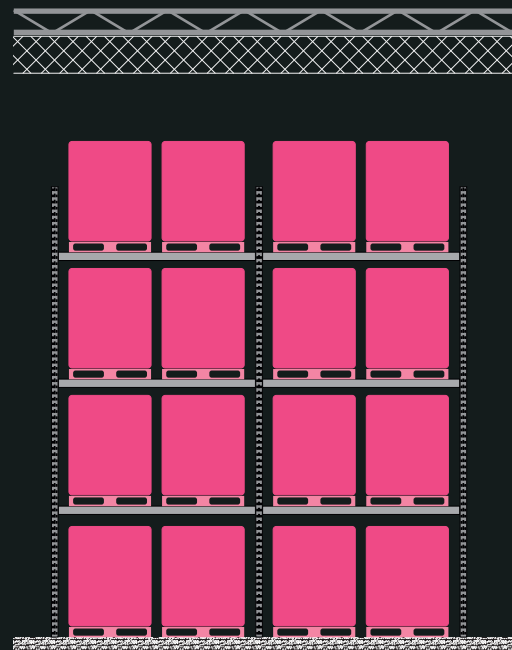
SUSTAINABILITY AND RESPONSIBILITY

Whether through carbon-zero initiatives or ESG-driven design, Rosefellow emphasizes the importance of minimizing environmental impact and creating positive outcomes for communities, investors, and future generations.

MISSION & PASSION

We passionately develop cutting-edge industrial real estate while embodying empathy, integrity, and respect in all we do. By combining innovative thinking with genuine care for our partners, communities, and the environment, we strive to deliver not just exceptional projects, but also a positive human impact that elevates industry standards and enriches lives.

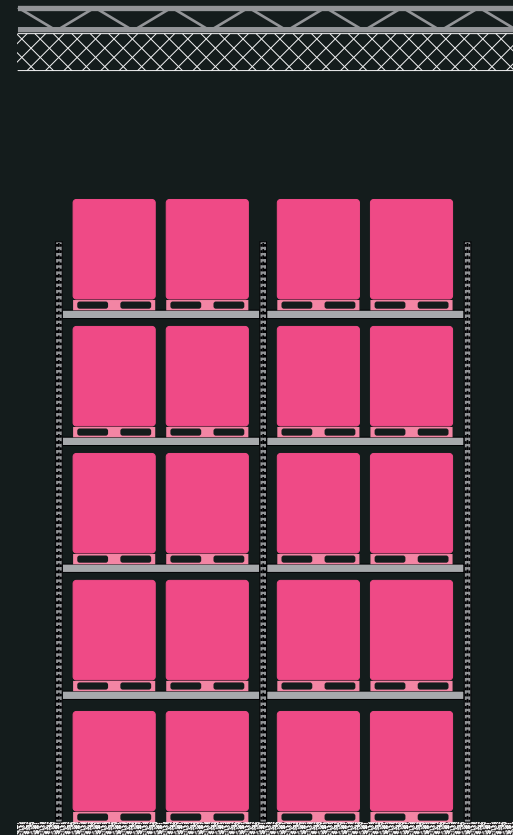
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24 ft

STACK ONLY 4 PALLETS HIGH

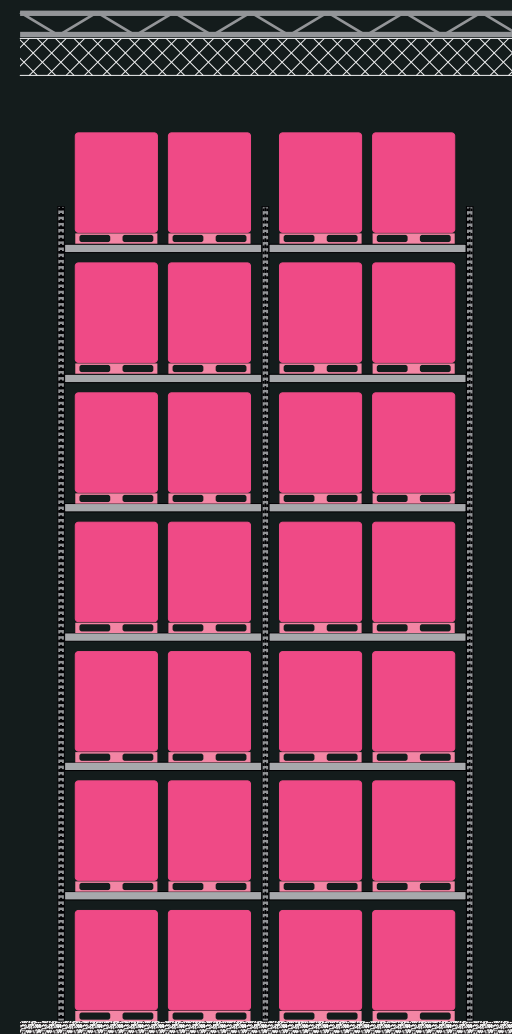
Based on a floor plate of 100,000 ft², with 24 ft clear height ceilings you get only 2,400,000 ft³



32 ft

STACK 5 PALLETS HIGH

Based on a floor plate of 100,000 ft², with 32 ft clear height ceilings you get 3,200,000 ft³



40 ft

STACK 7 PALLETS HIGH

Based on a floor plate of 100,000 ft², with 40 ft clear height ceilings you get 4,000,000 ft³

OPTIMIZED ELEVATION

FT² VS. FT³

One of Rosefellow's key advantages lies in designing properties with higher ceilings, allowing tenants to efficiently stack goods and make the most of their vertical space. This elevation effectively increases storage capacity per square foot, giving tenants the benefit of expanded operational flexibility without requiring a larger footprint. By maximizing usable space, Rosefellow helps its partners optimize costs and boost productivity, ultimately enhancing the overall value of each project.

ENERGY EFFICIENCY

This property exemplifies Rosefellow's commitment to carbon-zero construction, harnessing advanced materials, intelligent design, and renewable energy sources to drastically reduce emissions. Occupants not only enjoy significantly lower energy costs—thanks to high-efficiency insulation, lighting, and HVAC systems—but they also minimize their overall environmental impact by cutting resource consumption and greenhouse gas output.

Rosefellow offers these sustainable, forward-thinking spaces at competitive market net rents, ensuring that tenants can embrace cutting-edge design and environmental responsibility without compromising their budget.

EMISSIONS (kgCO₂/year)

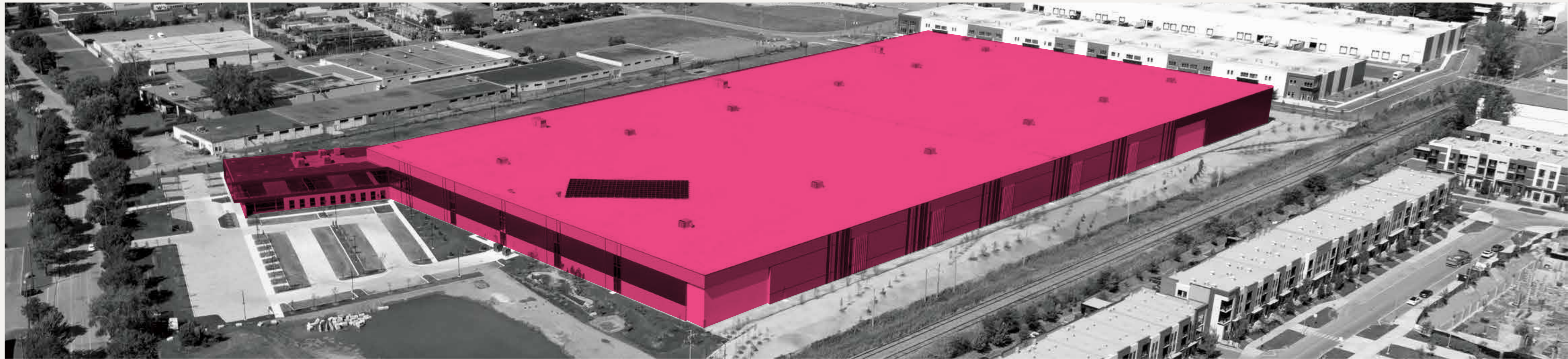
Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 11.0
254,329	109,000	66,900



ENERGY COSTS (\$/ft²)

Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 11.0
\$1.26/ft ²	\$0.54	\$0.39

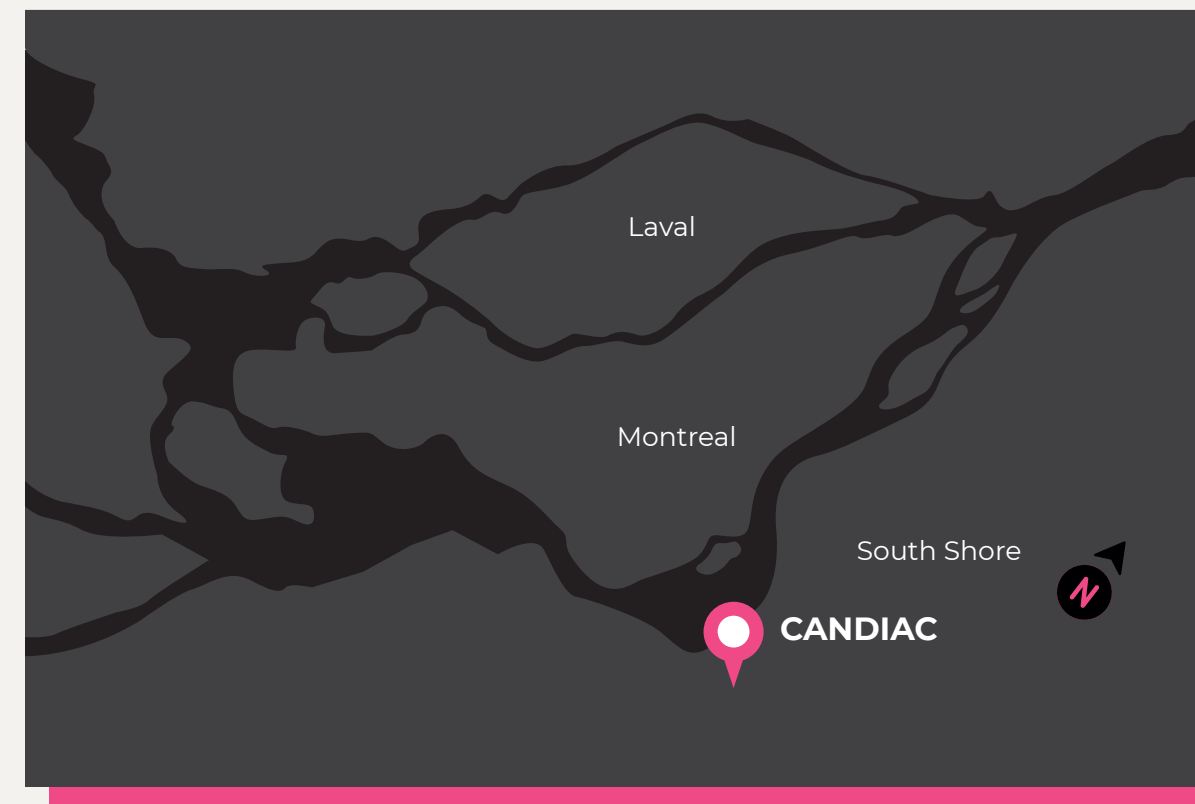




RF 11.0 WELCOME TO CANDIAC.

Candiac is an off-island suburb of Montreal, in the province of Quebec; it is located on the south shore of the Saint Lawrence River near La Prairie.

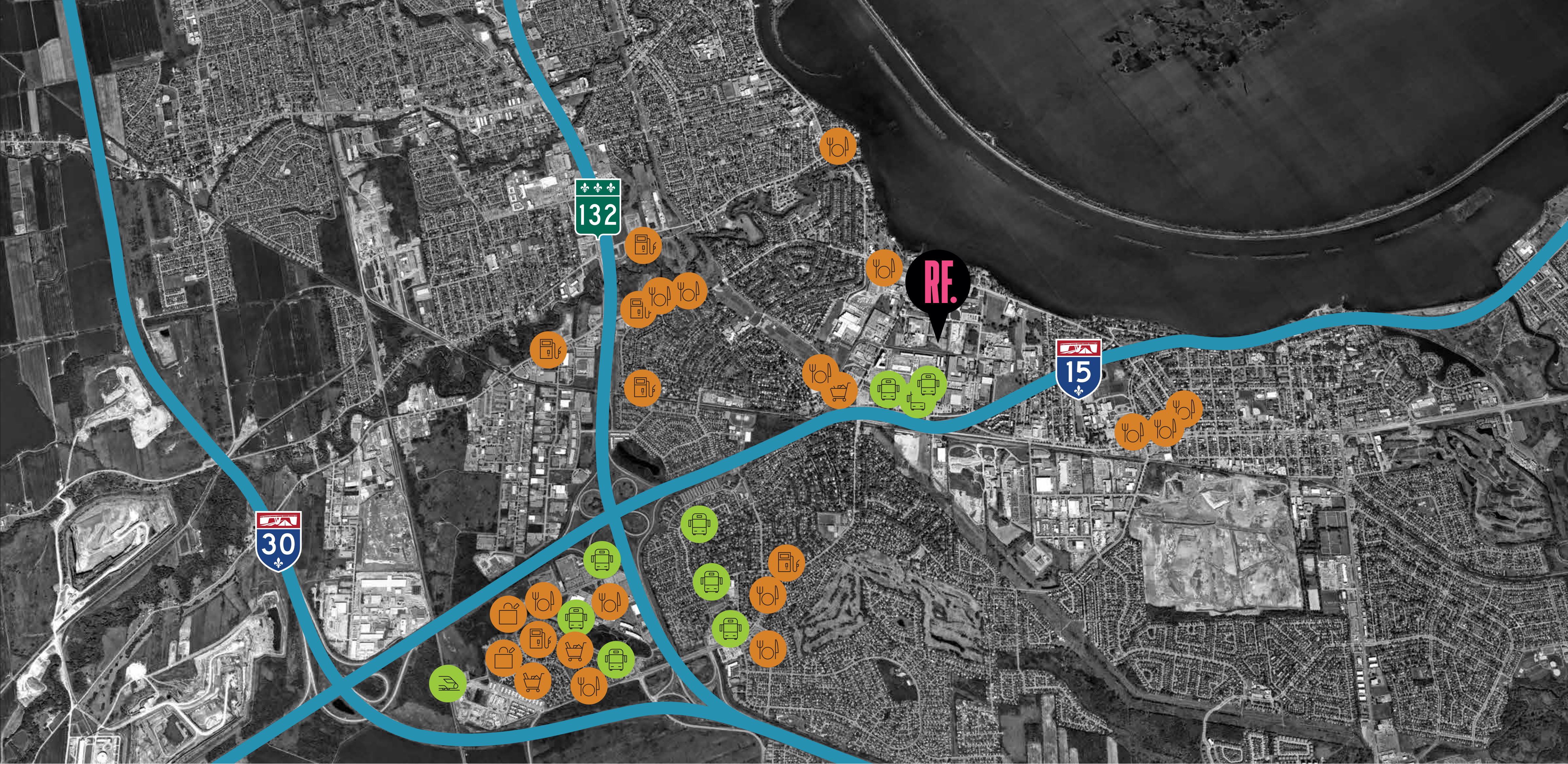
At the crossroads of highways 15 and 30.



17.27 km² LAND AREA
9 km LENGTH
4 km WIDTH

2025 STATS

Population in 2025	22,997
Total private dwellings	8,960
Private dwellings occupied by usual residents	8,731
Population density per square kilometre	1,331.3



CONVENIENT ACCESS

Highway 15

Highway 30

Highway 930

SERVICES & AMENITIES

Restaurants 31

Supermarkets 7

Gas stations 12

Banks 8

Pharmacy 4

PUBLIC TRANSPORTATION

Bus 134, 146, 455, 650, 651

Train: Gare Cadiac

BUILDING SPECIFICATIONS



131 BD MONTCALM N. CANDIAC, QC J5R 3L6

LAND AREA	949,517 ft ²
BUILDING SIZE	491,000 ft ² / 185,000 ft ² available
CLEAR HEIGHT	40'
OUTDOOR STORAGE	Permitted
OFFICE	As Required
COLUMN SPAN	47'8" X 37'5"
MARSHALLING BAY	60'
DOCK DOORS	53 / 21 Available
DRIVE-IN DOORS	2 / 1 Available
VEHICLE PARKING	79 Stalls Available
TRAILER PARKING	Yes
ELECTRICAL ENTRY	5000 AMPS / 2000 AMPS Available
AVAILABILITY	Immediate
SLAB	9"
FLOOR BEARING CAPACITY	20 kPA
RACKING POST LOAD CAPACITY	15 000 lbs
SIGNAGE	Yes
ROOF	TPO Membrane, Solar Panel, Green Roof on office
HVAC	Office rooftop, Warehouse gas fired
SPRINKLER SYSTEM	ESFR
LIGHTING	LED
ZONING	Light Industrial

