

ROSEFELLOW.

ROSEFELLOW.COM

1200

RF. INDUSTRIAL 12.0 COTEAU-DU-LAC, 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

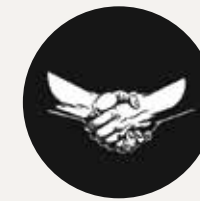
BE BOLD AND BUILD BETTER

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



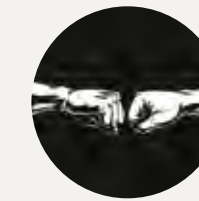
INNOVATION AND CONTINUOUS IMPROVEMENT

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.



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.

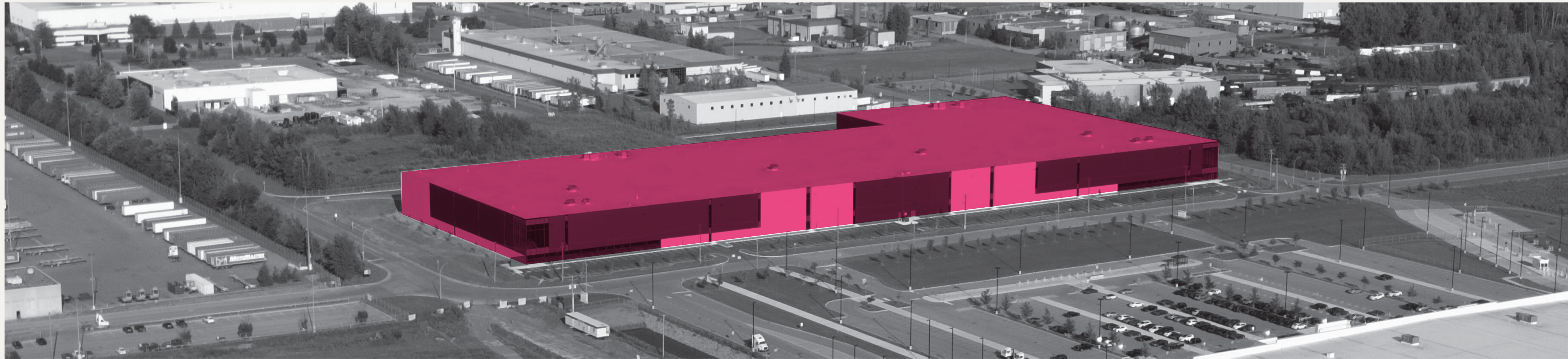
Rosefellow offers these sustainable, forward-thinking spaces at competitive market net rents, ensuring that tenants can embrace cutting-edge design and environmental responsibility without compromising their budget.

EMISSIONS (kgCO₂/year)

Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 12.0
349,000	150,000	124,000

ENERGY COSTS (\$/ft²)

Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 12.0
\$1.26	\$0.54	\$0.51



RF 12.0
**WELCOME TO
 COTEAU-DU-LAC.**

Coteau-du-Lac is a small city in southwestern Quebec, Canada. It is on the north shore of the St. Lawrence River in the Vaudreuil-Soulanges Regional County Municipality.



57.2 km² LAND AREA
7.1 km LENGTH
7.3 km WIDTH

2025 STATS

Population in 2025	7473
Total private dwellings	2743
Private dwellings occupied by usual residents	2747
Population density per square kilometre	131



CONVENIENT ACCESS

Highway 20

SERVICES & AMENITIES

Restaurants	12
Supermarkets	3
Gas stations	4
Banks	2
Pharmacy	2

PUBLIC TRANSPORTATION

Bus 27
Bus 45, 48
Bus 345

BUILDING SPECIFICATIONS

**50 RUE INDUSTRIELLE
COTEAU-DU-LAC, QC, J0P 1B0**

LAND AREA	599,130 ft ²
BUILDING SIZE	300,209 ft ²
CLEAR HEIGHT	40'
OUTDOOR STORAGE	Permitted
OFFICE	As Required
COLUMN SPAN	40' x 37'
MARSHALLING BAY	58'6"
DOCK DOORS	42
DRIVE-IN DOORS	2
VEHICLE PARKING	187 STALLS
TRAILER PARKING	23
ELECTRICAL ENTRY	1500 AMPS, 2500 AMPS ready
CONSTRUCTION COMPLETION	Summer 2024
SLAB	8'
FLOOR BEARING CAPACITY	20 kPA
RACKING POST LOAD CAPACITY	15 000 lbs
SIGNAGE	Yes
ROOF	White TPO Membrane
HVAC	Office rooftop, Warehouse gas fired
SPRINKLER SYSTEM	ESFR
LIGHTING	LED
ZONING	Light Industrial

