

ROSEFELLOW.

ROSEFELLOW.COM

# 14.0

RF. INDUSTRIAL 14.0 KIRKLAND, QC



**RF.**

750 Marcel-Laurin, Suite 400  
Saint-Laurent, Qc H4M 2M4  
info@rosefellow.com  
514.532.1080  
rosefellow.com

# 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



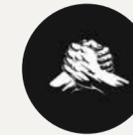
## OUR VALUES

### 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.

# MILESTONES.



**JUN**

**MAJOR \$300 MILLION INDUSTRIAL DEVELOPMENT**

Rosefellow was awarded the winning bid from the city of Kirkland to acquire this unique parcel of greenfield land. Rosefellow paid over \$70,000,000.



**MAR**

**CONSTRUCTION BEGINS...**



**FEB**

**CONSTRUCTION OF BUILDING A COMPLETED.**



**AUG**

**BUILDING A, B & C ARE CERTIFIED CARBON ZERO.**



**DEC**

**CONSTRUCTION OF BUILDING B COMPLETED.**



**MAR**

**CONSTRUCTION OF BUILDING C COMPLETED.**

**2022**

**2023**

**2024**

**2025**

**JAN**

**MOVING FORWARD**

Rosefellow submitted plans for a state of the art, carbon zero and LEED certified industrial campus and was granted a construction permit to begin development immediately.



**NOV**

**NOVOLEX SIGNED**

Lease negotiations conclude with Novolex to occupy the entirety of Building B.



**JAN**

**TENANT IMPROVEMENTS FOR NOVOLEX BEGINS**

Novolex takes possession and operates as ROSEFELLOW. completes tenant improvements.



**JUL**

**900 TREES ARE PLANTED**

A 50' setback was left at the rear of the site to create a buffer next to the residences. This was densely planted to further improve the buffer zone.





## 20 ft

### STACK ONLY 3 PALLETS HIGH

Based on a floor plate of 100,000 ft<sup>2</sup>, with 20 ft clear height ceilings you get only 2,000,000 ft<sup>3</sup>

## 24 ft

### STACK ONLY 4 PALLETS HIGH

Based on a floor plate of 100,000 ft<sup>2</sup>, with 24 ft clear height ceilings you get only 2,400,000 ft<sup>3</sup>

## 32 ft

### STACK 5 PALLETS HIGH

Based on a floor plate of 100,000 ft<sup>2</sup>, with 32 ft clear height ceilings you get 3,200,000 ft<sup>3</sup>

# OPTIMIZED ELEVATION

## FT<sup>2</sup> VS. FT<sup>3</sup>

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 (kgCO<sub>2</sub>/Year)

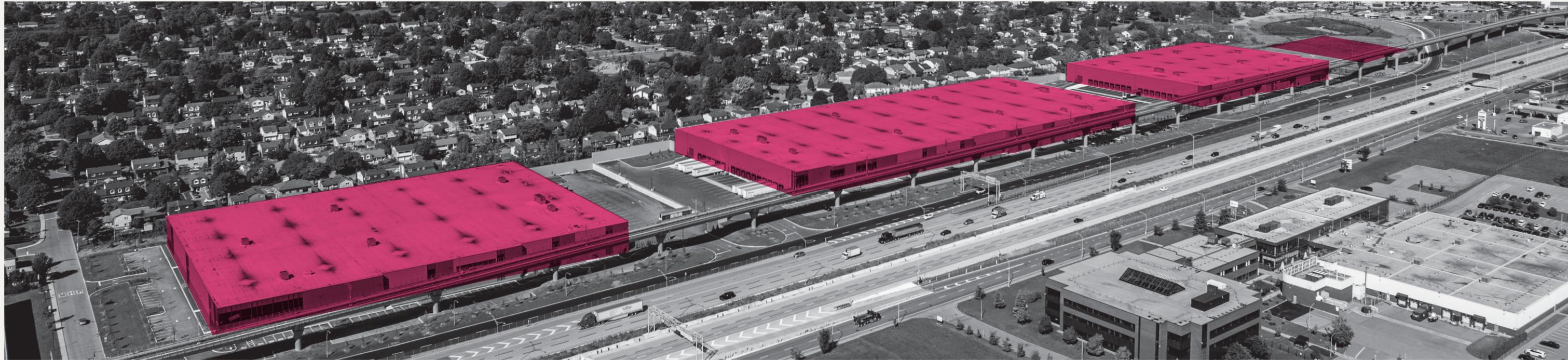
Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 14.0
331,500	150,000	34,000



## ENERGY COSTS (\$/ft<sup>2</sup>)

Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 14.0
\$1.26	\$0.57	\$0.40

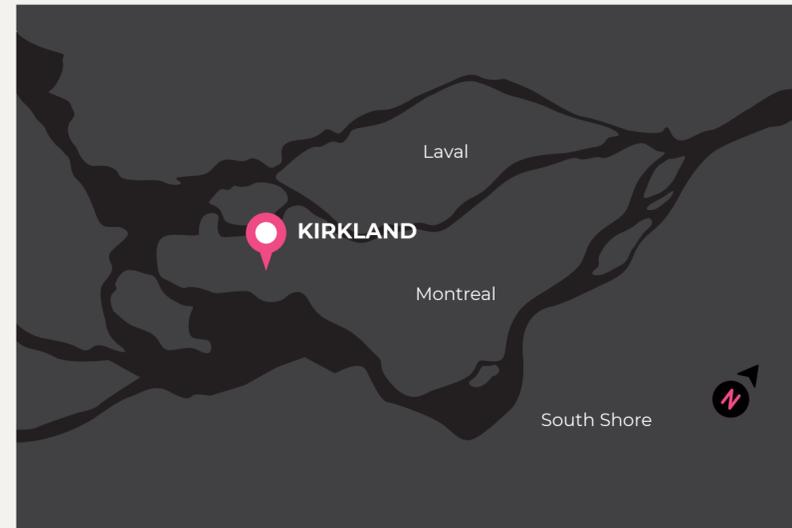




# RF 14.0 WELCOME TO KIRKLAND.

Kirkland is a young and dynamic city in the heart of the West-Island of Montreal. Located at the junction of Highway 20 and Highway 40 (Trans-Canada), Kirkland provides quick access to Montreal's Pierre-Elliott Trudeau International Airport, the largest container port in Canada as well as one of the most active railway corridors in the country, not to mention its proximity to essential services.

The Town of Kirkland has close to 400 industrial, commercial and institutional establishments on its territory to better serve its community.



- 9.65 km<sup>2</sup>** LAND AREA
- 120 km** KM OF ROADS
- 6.44 km** LENGTH
- 1.61 km** WIDTH

#### 2024 STATS

Population in 2021	<b>19,413</b>
Total private dwellings	<b>6,790</b>
Private dwellings occupied by usual residents	<b>6,666</b>
Population density per square kilometre	<b>2,012</b>



**CONVENIENT ACCESS**

Highway 40	Fronting
Highway 20	2.6 km
Highway 13	9 km

**SERVICES & AMENITIES**

Restaurants	19
Supermarkets	7
Gas Stations	8
Banks	7
Pharmacy	7

**PUBLIC TRANSPORTATION**

REM - Kirkland	1.6 km
REM - Pointe-Claire	3.0 km
Busses	201, 219, 401

DEBERNE ST.



RTE TRANSCANADIENNE



SAINT-CHARLES BLVD.

# SITE PLAN.

## A - 17711 RTE TRANSCANADIENNE

SIZE  
168,745 ft<sup>2</sup>

CLEAR HEIGHT  
32'

DOCK DOORS  
20

DRIVE-IN DOORS  
1

COLUMN SPAN  
40' x 40'

## B - 17311 RTE TRANSCANADIENNE

SIZE  
257,901 ft<sup>2</sup>

CLEAR HEIGHT  
32'

DOCK DOORS  
40

DRIVE-IN DOORS  
2

COLUMN SPAN  
40' x 40'

## C - 17101 RTE TRANSCANADIENNE

SIZE  
159,846 ft<sup>2</sup>

CLEAR HEIGHT  
32'

DOCK DOORS  
17

DRIVE-IN DOORS  
1

COLUMN SPAN  
40' x 40'

## BUILDING D COMING SOON

SIZE  
± 100,000 ft<sup>2</sup>

CLEAR HEIGHT  
32'

DOCK DOORS  
10

DRIVE-IN DOORS  
1

COLUMN SPAN  
40' x 40'

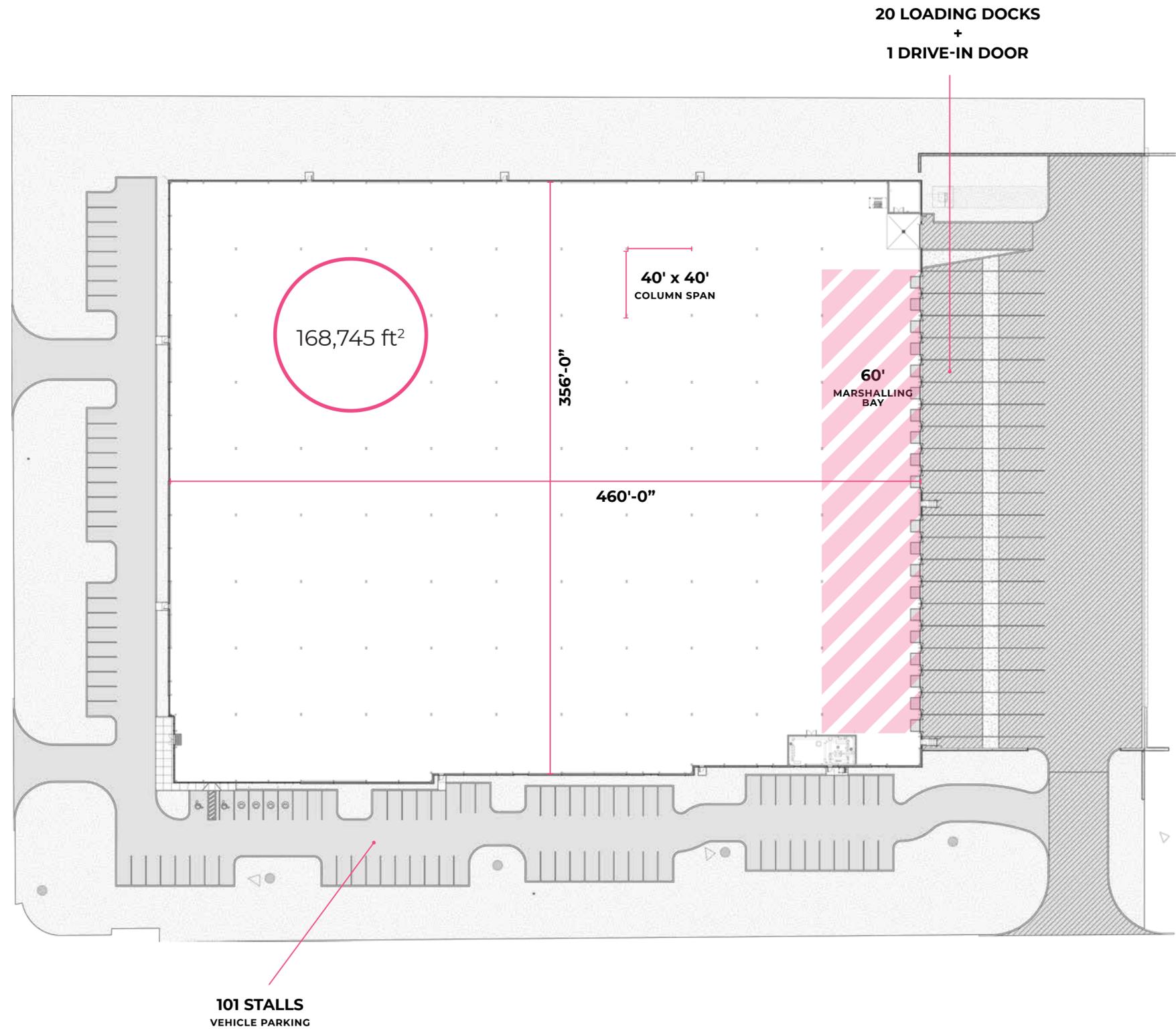
# BUILDING A.

## SPECIFICATIONS



17711 TRANSCANADIENNE, KIRKLAND, QC. H9J 3X5

LAND AREA	340,000 ft <sup>2</sup>
BUILDING SIZE	168,745 ft <sup>2</sup>
CLEAR HEIGHT	32'
OUTDOOR STORAGE	Not Permitted
OFFICE	As Required
COLUMN SPAN	40' x 40'
MARSHALLING BAY	60'
DOCK DOORS	20
DRIVE-IN DOORS	1
VEHICLE PARKING	101 STALLS
TRAILER PARKING	No
ELECTRICAL ENTRY	1600 amps
AVAILABILITY	Immediate
SLAB	8.5"
FLOOR BEARING CAPACITY	20 kPa
RACKING POST LOADS	12,000 lbs
SIGNAGE	Yes
ROOF	White TPO Membrane
HVAC	Rooftop Heat Pumps
SPRINKLER SYSTEM	ESFR
LIGHTING	LED
ZONING	Light Industrial



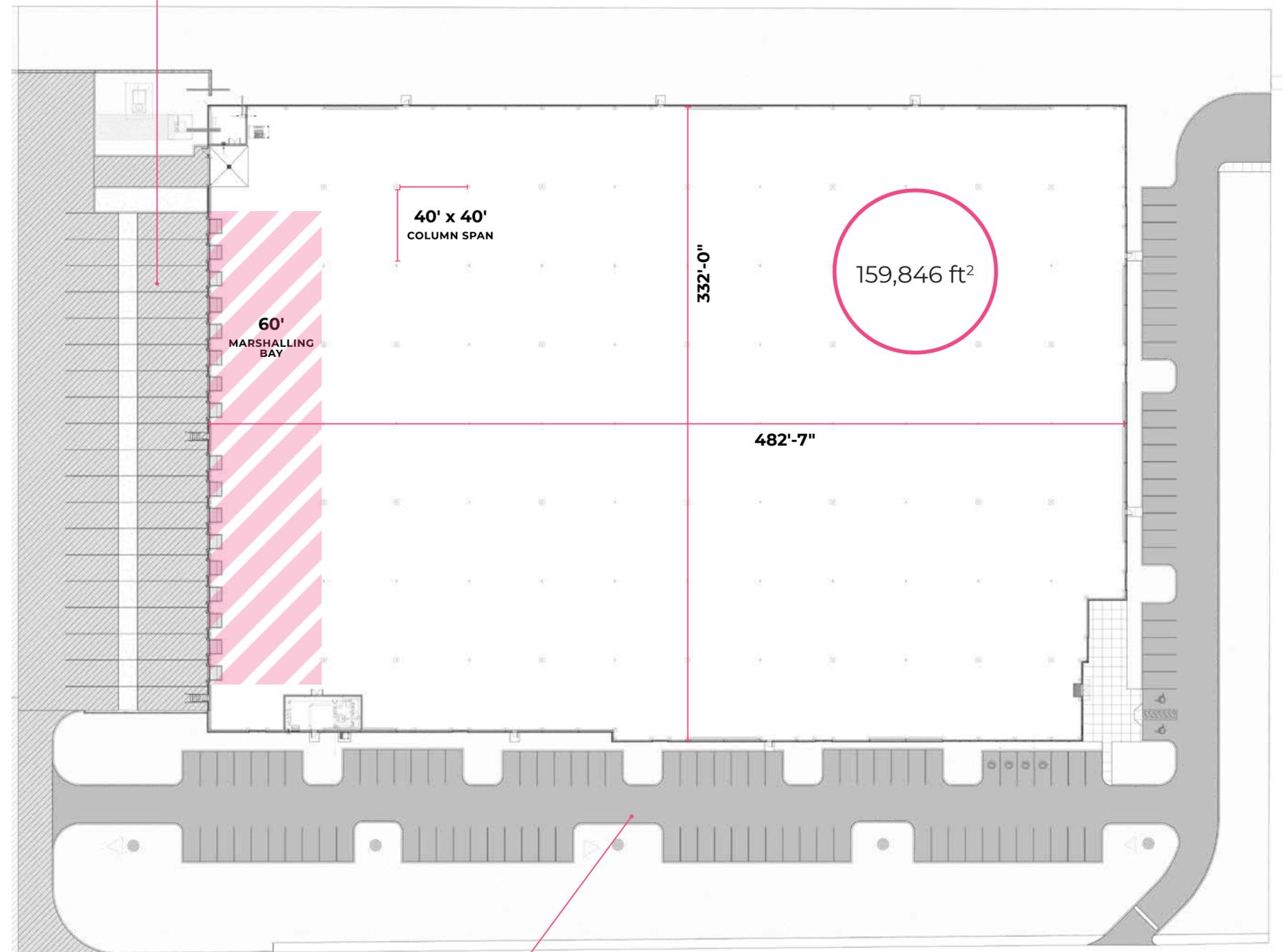
# BUILDING C. SPECIFICATIONS



## 17101 TRANSCANADIENNE, KIRKLAND, QC. H9J 3X5

LAND AREA	312,000 ft <sup>2</sup>
BUILDING SIZE	159,846 ft <sup>2</sup>
CLEAR HEIGHT	32'
OUTDOOR STORAGE	Not Permitted
OFFICE	As Required
COLUMN SPAN	40' x 40'
MARSHALLING BAY	60'
DOCK DOORS	17
DRIVE-IN DOORS	1
VEHICLE PARKING	111 STALLS
TRAILER PARKING	No
ELECTRICAL ENTRY	1600 amps
AVAILABILITY	Immediate
SLAB	8.5"
FLOOR BEARING CAPACITY	20 kPa
RACKING POST LOADS	12,000 lbs
SIGNAGE	Yes
ROOF	White TPO Membrane
HVAC	Rooftop Heat Pumps
SPRINKLER SYSTEM	ESFR
LIGHTING	LED
ZONING	Light Industrial

17 LOADING DOCKS  
+  
1 DRIVE-IN DOOR



111 STALLS  
VEHICLE PARKING