

ROSEFELLOW.

ROSEFELLOW.COM

14.0

RF. INDUSTRIAL 14.0 KIRKLAND, 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.



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...



DEC

CONSTRUCTION OF BUILDING B COMPLETED.



FEB

CONSTRUCTION OF BUILDING A COMPLETED.



MAR

CONSTRUCTION OF BUILDING C COMPLETED.



AUG

BUILDING A, B & C ARE CERTIFIED CARBON ZERO.

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.



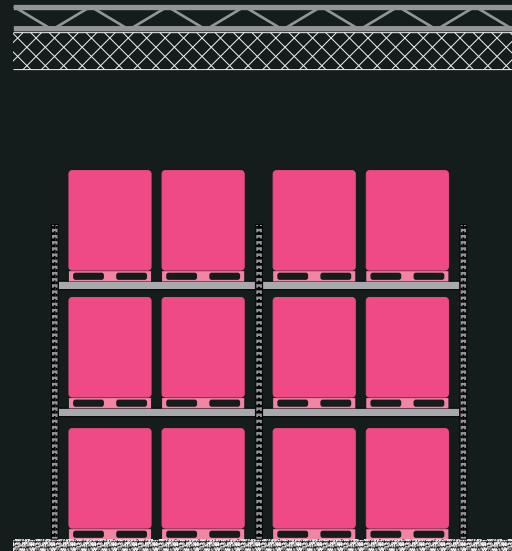
JUL

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.



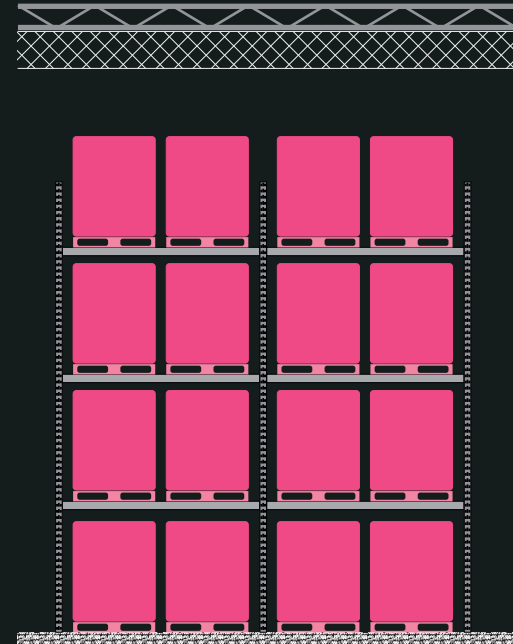
RF 14



20 ft

STACK ONLY 3 PALLETS HIGH

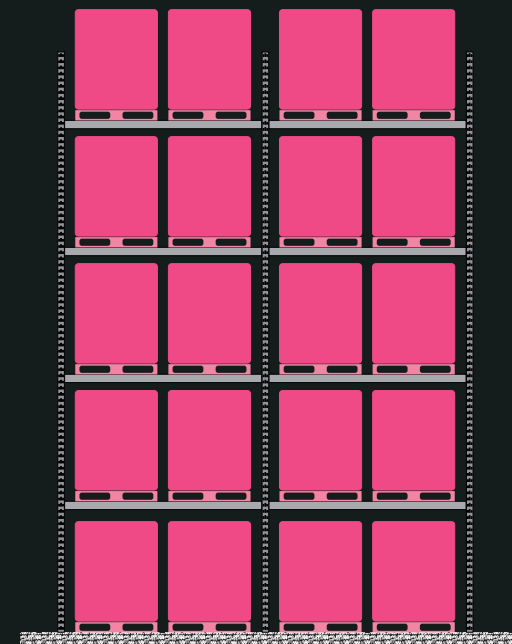
Based on a floor plate of 100,000 ft², with 20 ft clear height ceilings you get only 2,000,000 ft³



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

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)

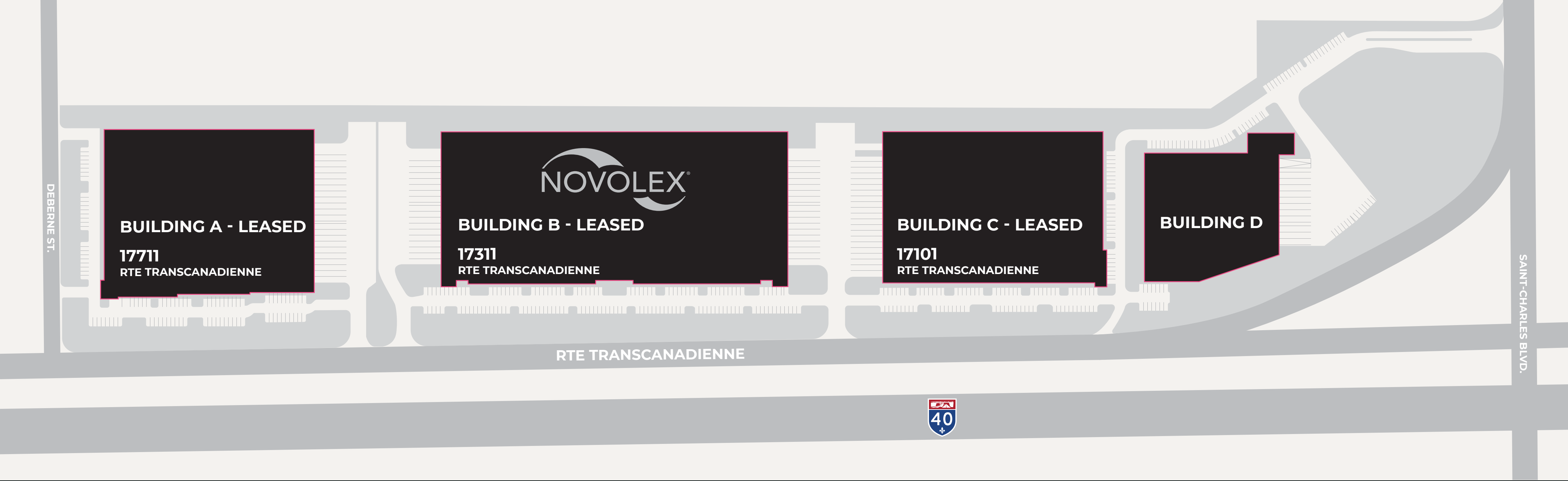
Legacy Warehouse	QCC Compliant Warehouse	RF. Industrial 14.0
331,500	150,000	34,000



ENERGY COSTS (\$/ft²)

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





SITE PLAN.

**LEASED - A - 17711
RTE TRANSCANADIENNE**

SIZE
168,745 ft²

CLEAR HEIGHT
32'

DOCK DOORS
20

DRIVE-IN DOORS
1

COLUMN SPAN
40' x 40'

**LEASED - B - 17311
RTE TRANSCANADIENNE**

SIZE
257,901 ft²

CLEAR HEIGHT
32'

DOCK DOORS
40

DRIVE-IN DOORS
2

COLUMN SPAN
40' x 40'

**LEASED - C - 17101
RTE TRANSCANADIENNE**

SIZE
159,846 ft²

CLEAR HEIGHT
32'

DOCK DOORS
17

DRIVE-IN DOORS
1

COLUMN SPAN
40' x 40'

**BUILDING D
COMING SOON**

SIZE
± 90,387 ft²

CLEAR HEIGHT
32'

DOCK DOORS
11

DRIVE-IN DOORS
1

COLUMN SPAN
40'-6" x 48'-6"

BUILDING D.

SPECIFICATIONS



RTE. TRANSCANADIENNE, KIRKLAND, QC. H9J 3X5

LAND AREA	± 255,972 ft²
BUILDING SIZE	90,387 ft²
CLEAR HEIGHT	32'
OUTDOOR STORAGE	Not Permitted
OFFICE	As Required
COLUMN SPAN	40'-6" x 48'-6"
MARSHALLING BAY	55'
DOCK DOORS	11
DRIVE-IN DOORS	1
VEHICLE PARKING	65 Stalls
TRAILER PARKING	No
ELECTRICAL ENTRY	1200 amps
CONSTRUCTION COMPLETION	Q4 2027
SLAB	9"
FLOOR BEARING CAPACITY	20 kPa
RACKING POST LOADS	12,000 lbs
SIGNAGE	Yes, on front of building
AIR CONDITIONING	Yes
ROOF	White TPO Membrane
HVAC	Rooftop Heat Pumps
SPRINKLER SYSTEM	ESFR
LIGHTING	LED
ZONING	Industrial

