



ROSEFELLOW.



THIS IS REF. INDUSTRIAL 21.0

AVAILABLE DECEMBER 2026!

From $\pm$ 55,000 SF to $\pm$ 555,000 SF

Autoroute 13 Chomedey West - Laval, QC.

DISCOVER INDUSTRIAL SPACE

YOUR NEXT

Strategically located in Laval's thriving industrial sector and fronting directly on Highway 13, RF Industrial 21.0 offers **± 555,000 SF of state-of-the-art industrial space across two buildings on ± 27.6 acres of land.**

Designed to meet the demands of modern logistics and distribution, this LEED Gold and Zero Carbon Certified development features best-in-class specifications, including robust electrical infrastructure with Building A offering 2,500 amps and

Building B providing 5,000 amps, as well as exceptional accessibility throughout the Greater Montreal area.

Tenants will benefit from high visibility, proximity to major transport corridors, and access to Laval's dynamic labour pool of over 212,000 employed individuals. With nearly 570 manufacturing businesses in the region, RF Industrial 21.0 is ideally positioned to support a wide range of industrial operations in one of Quebec's most active economic hubs.



Class A
Industrial
Opportunity



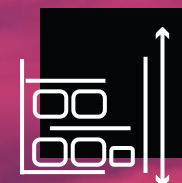
LEED Gold and
Zero Carbon
Certified



Fronting
Highway 13



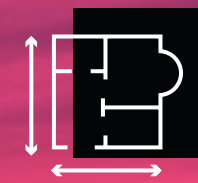
Trailer
Parking
Available



42' Clear
Height



Zoning:
Industrial
+ Retail on
streetfront



Bldg A: ± 144,900 SF
Bldg B: ± 412,200 SF

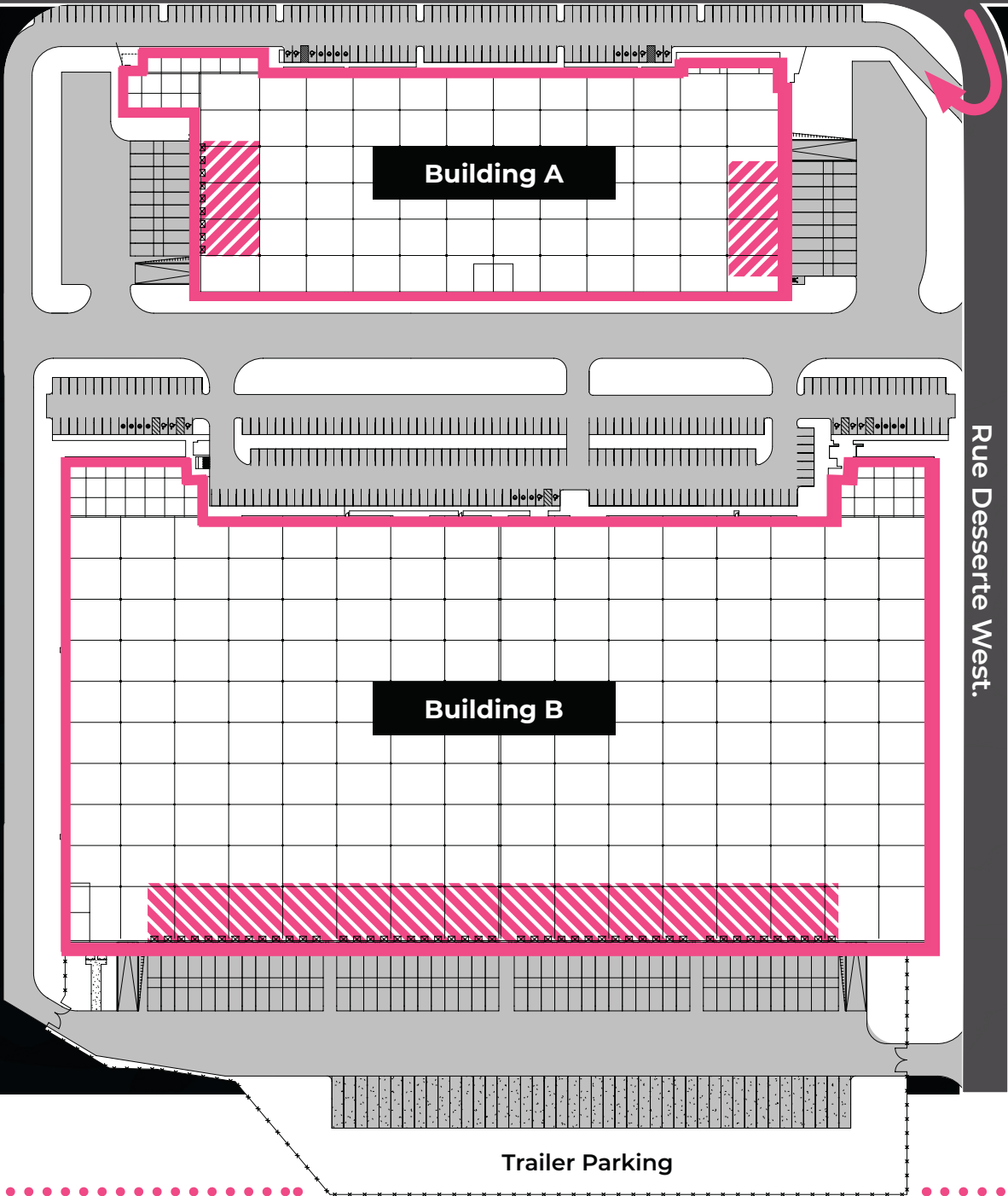


Availability
Bldg A: Q4 2026
Bldg B: Q2 2027

AN
EXCLUSIVE OPPORTUNITY

Building A	
Total Building Area:	± 144,900 SF
Divisible	Starting from
Configurations:	± 55,000 SF
Shipping:	Dock Loading Doors: 18 Drive-in Doors: 2
Clear Height:	42'
Electrical Entry:	2500 Amps
Bay Sizes:	37'-0" x 47'-7"
Marshalling bay:	60'
Sprinklers:	ESFR K25
Lighting:	LED
Structural Slab:	9"
Dock Leveler	
Capacity:	45,000 lbs
Parking Stalls	136
Availability:	Q4 2026

Building B	
Total Building Area:	± 412,200 SF
Divisible	Starting from
Configurations:	± 100,000 SF
Shipping:	Dock Loading Doors: 48 Drive-in Doors: 2
Clear Height:	42'
Electrical Entry:	5000 amps
Bay Sizes:	55'-0" x 41'-9"
Marshalling bay:	60'
Sprinklers:	ESFR K25
Lighting:	LED
Structural Slab:	9"
Dock Leveler	
Capacity:	45,000 lbs
Parking Stalls	252
Trailer Parking Stalls	44
Availability	Q2 2027



Lot Size ± 27.6 Acres

NATURALLY FRAMED

SIGNAGE

The office space features a full wood structure, embracing natural materials for a warm, sustainable environment while further reducing the carbon footprint.

Exterior wood accents complement the design, adding texture and timeless character to the modern architectural form.

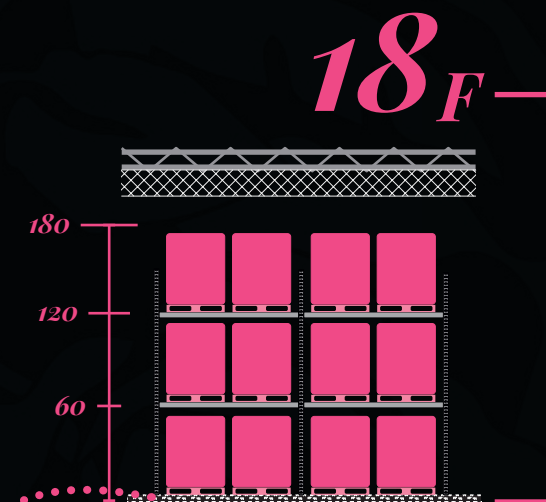
OPTIMIZED ELEVATION

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 height effectively increases storage capacity per square foot, giving tenants the benefit of expanded operational

flexibility without requiring a larger footprint.

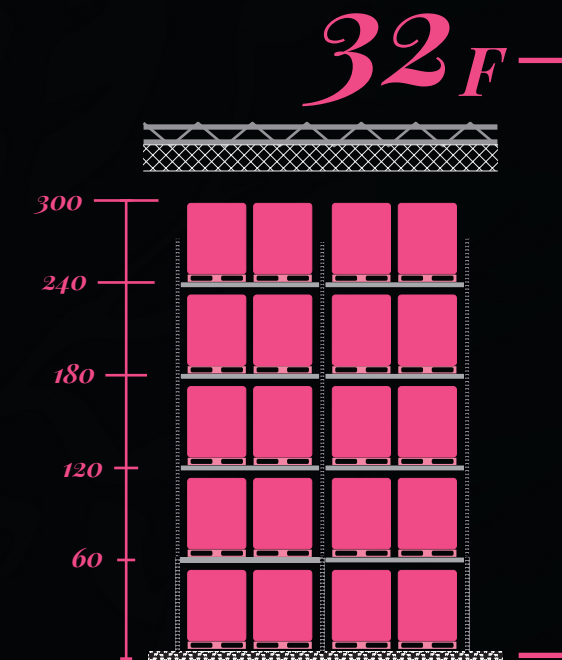
By maximizing usable space, ROSEFELLOW. helps its partners optimize costs and boost productivity, ultimately enhancing the overall value of each project.



STACK ONLY 3 PALLETES HIGH

Based on a floor plate of 100,000 F², with 18 F clear height ceilings you get 1,800,000 F³. Supports 15,750 pallets annually with a yearly pallet cost of \$44.44*

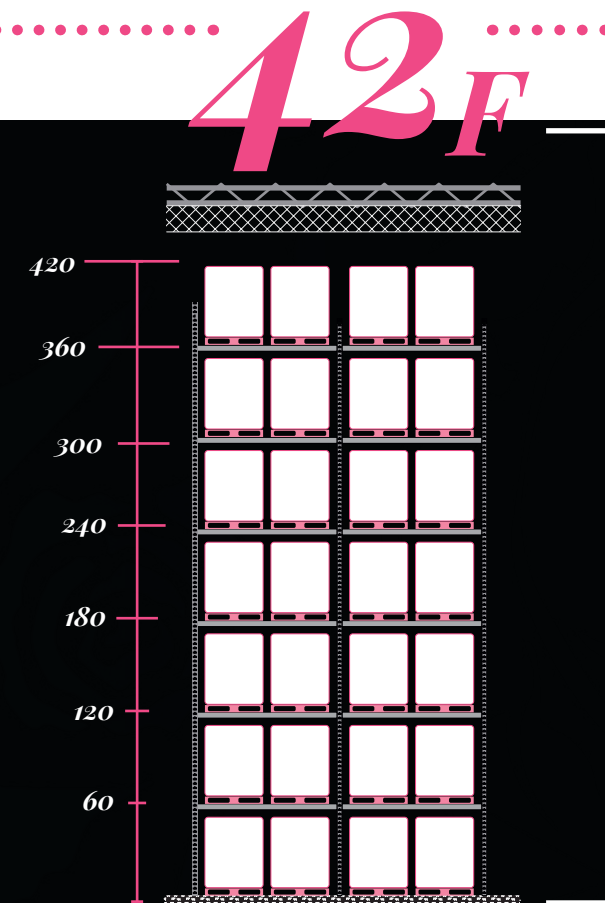
Pallet Definition



STACK ONLY 5 PALLETES HIGH

Based on a floor plate of 100,000 F², with 32 F clear height ceilings you get only 3,200,000 F³. Handles 26,250 pallets per year at an improved pallet cost of \$19.54*

With a 42' clear height, Building A can hold 53,000 pallets and Building B an impressive 151,000 pallets — more than double the capacity of a 18' clear height



STACK 7 PALLETES HIGH

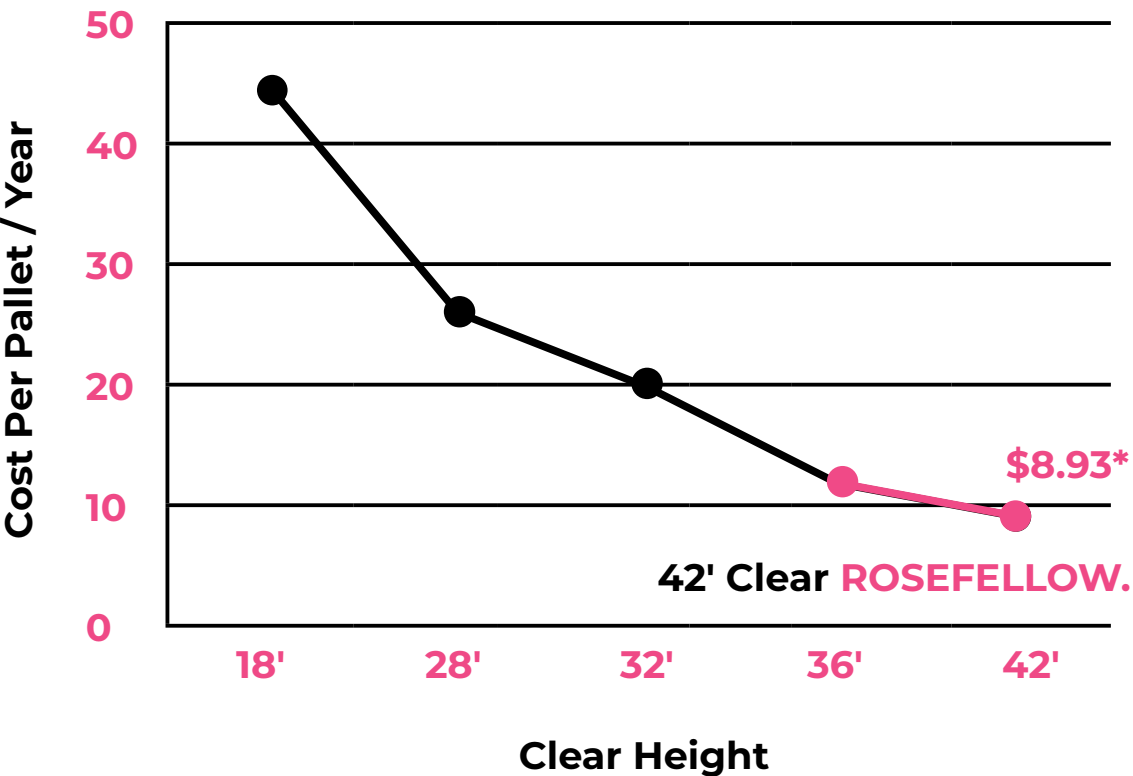
Based on a floor plate of 100,000 F², with 42 F clear height ceilings you get 4,200,000 F³.

Delivers 36,750 pallets annually with the lowest **pallet cost at just \$10.14**. The ideal choice for organizations looking to maximize efficiency, reduce costs, and enhance overall productivity*

*Based on \$19.50 PSF at 100,000 SF

THE CLEAR CHOICE

Lowest Cost Per Pallet Wins - Not Lowest Rent Per Square Foot



Despite the higher rent per square foot, 42' clear height delivers the lowest cost per pallet per cubic square foot per year due to superior vertical utilization.

*Tax rebate is available based on certain terms and conditions.

Pallet Capacity Comparison				
42' Clear Height Delivers More Value Per Cubic Foot				
Clear Height	Pallet Stack Height	Total Number of Pallets	Cost / Pallet / Year	Cost / Pallet / Cubic Foot
18'	3	15,750	\$133.33	\$44.44
28'	4	21,000	\$102.95	\$25.73
32'	5	26,250	\$97.71	\$19.54
36'	6	31,500	\$70.41	\$11.73
ROSEFELLOW. 42'	7	36,750	\$70.77	\$10.11
ROSEFELLOW. 42'	7	36,750	\$62.50*	\$8.93*

Cost Comparison Height				
Assumptions Used in Analysis (\$/SF)				
Clear Height	Rent	Energy Cost	Estimated Opex & Taxes	Total Cost / SF
18'	\$14.65	\$1.26	\$5.09	\$21.00
28'	\$14.70	\$1.26	\$5.49	\$21.45
32'	\$15.23	\$0.57	\$5.13	\$20.93
36'	\$16.62	\$0.57	\$4.99	\$22.18
ROSEFELLOW. 42'	\$19.50	\$0.31	\$6.20	\$26.10
ROSEFELLOW. 42'	\$19.50	\$0.31	\$3.16*	\$22.97*

Based on 100,000 sq.ft. building | 70% storage efficiency 85% usable clear height | Standard 48"x40"x60" pallets
*Tax rebate is available based on certain terms and conditions.

Rent based on the average of 100,000 sq.ft. buildings in the Greater Montreal Area *Colliers International* Q1 2026
Energy Cost based on ROSEFELLOW. Zero Carbon certification performance compared to legacy buildings, and buildings built today without Zero Carbon.
Estimated opex and taxes on the average of 100,000 sq.ft. buildings in the Greater Montreal Area *Colliers International* Q1 2026
*Tax rebate is available based on certain terms and conditions.

ZERO CARBON MAXIMUM IMPACT

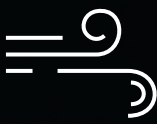
Both Building A and Building B are Certified Zero Carbon and will achieve LEED Gold certification. These buildings incorporate advanced design and infrastructure features that support zero-carbon operations, including high-performance building envelopes, fully electrified mechanical systems, roof top solar panels and solar walls.

Their certifications highlight a strong commitment to sustainability and position them at the forefront of environmentally responsible building performance, with eligibility for future CaGBC Zero Carbon Performance Certification initiatives.

TENANT BENEFITS



Temperature Control Warehousing
Improves employee comfort and safety through stable indoor temperatures, creating a better working environment that boosts morale and productivity to a typical code-built warehouse.



Air Quality
Improved filtration and ventilation for employees.



Business Positioning
Downstream mandate for suppliers to win / maintain business.



Energy & Cost Saving
Reduced energy consumption and lower operating expenses through upgraded insulations.



Corporate Citizenship
Promote brand as environmentally responsible.

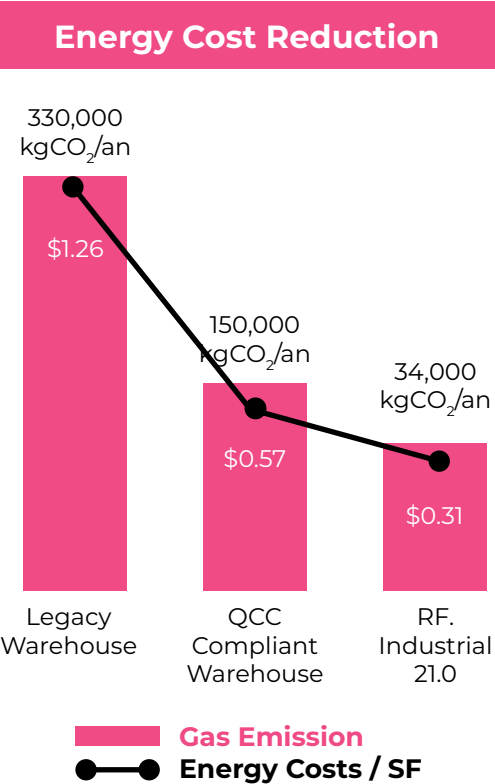


Natural Light
Improves employee well-being and productivity, reduces energy costs, and creates a more attractive, modern work environment.

70% ENERGY SAVINGS

Both building A and building B are designed to operate ~46% more efficiently. This results in significant savings to tenants, in comparison to national and provincial guidelines for energy efficiency.

Savings with ZCB Certification			
	Standard Newly Built Property	RF. Industrial 21.0	Savings
Yearly energy costs (electricity and gas)	\$0.57 / SF	\$0.31 / SF	\$0.26 / SF
Yearly amount of Greenhouse Gas Emissions	360 Tons of CO ₂ e	30.5 Tons of CO ₂ e	329.5 -592.5 Tons of CO ₂ e
Yearly carbon credit offset cost starting 2030 (\$48/T of CO ₂ e)	\$17,280	\$1,464	\$15,816 - \$28,440



Sustainable Building Features

- Glazing**
 - Double glazed thermally broken window
- Roof**
 - 7" polyisocyanurate insulation board R-40
 - White TPO roofing membrane
 - Green roof
- Dock Doors**
 - 2" thick overhead dock doors
 - Insulated R-18
- Walls**
 - 12" precast panel wall R-25
 - 4" polyisocyanurate insulated metal panels R-30
- HVAC**
 - High efficiency ventilation system
- Lighting**
 - High Bay LED lighting fixtures with occupancy sensors
 - Exterior lighting fixtures with photocell sensors
- Solar Panels**
 - 200 solar panels on the roof and walls will supply roughly 10% of the tenants electrical consumption
- Exterior**
 - Rolled compacted concrete instead of asphalt to reduce heat island effect

ON-RAMP CONVENIENCE



**1 min
WALK**

Gold's Gym
JYSK
Dollarama
McDonalds
Esso
Krispy Kreme
Centre

Canadien
Sephora
Parmaprix
St. Hubert
Express
Harvey's
Super C

TD Bank
SAQ
Mondu
Banana
Republic
Winners and
HomeSense

**10 min
WALK**

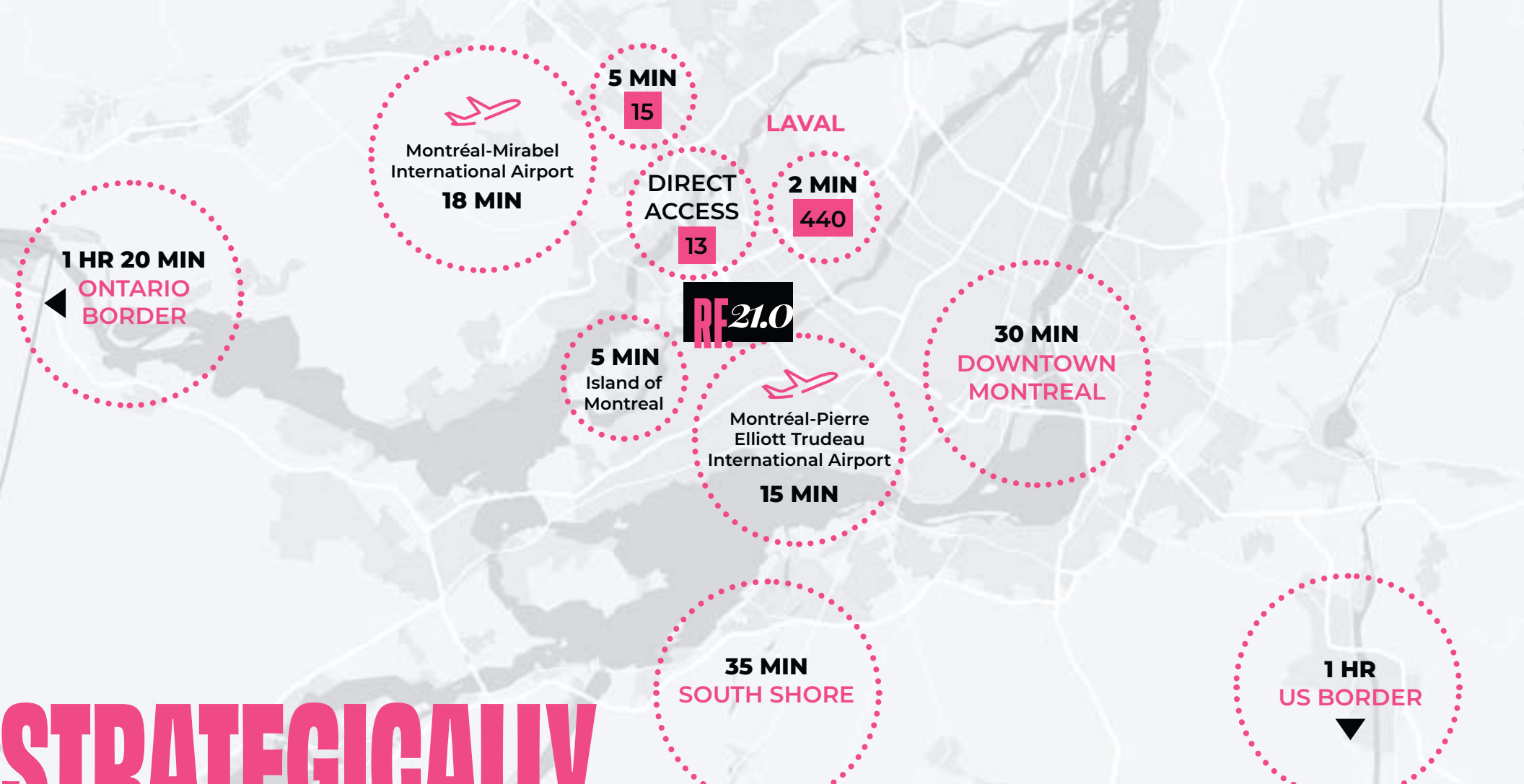
Wendy's
Bell
RONA
Walmart
Superstore
IGA
Canadian Tire
Bouclair

Urban Barn
Marshalls
Sports Experts
Michaels
Scotiabank
Tim Hortons
Subway
L'Equipeur

SITE ENTRANCE RAMP



JUST STEPS AWAY



STRATEGICALLY LOCATED

Strategically positioned in the heart of Laval's thriving industrial sector, this property offers unparalleled connectivity for businesses seeking efficiency and growth. With direct access to major transportation routes, distribution across the Greater Montreal area becomes effortless.

Plus, the nearby Montmorency metro line and extensive public transit network provide exceptional convenience for employees and visitors, making this location a prime choice for companies looking to combine accessibility with operational excellence.

10 km

Total Population	747,423
Total Households	294,403
Ave Household Income	\$117,011
Labour Employment Rate	91%

20 km

Total Population	2,656,549
Total Households	1,164,808
Ave Household Income	\$112,225
Labour Employment Rate	91%

30 km

Total Population	3,768,034
Total Households	1,627,535
Ave Household Income	\$113,459
Labour Employment Rate	92%

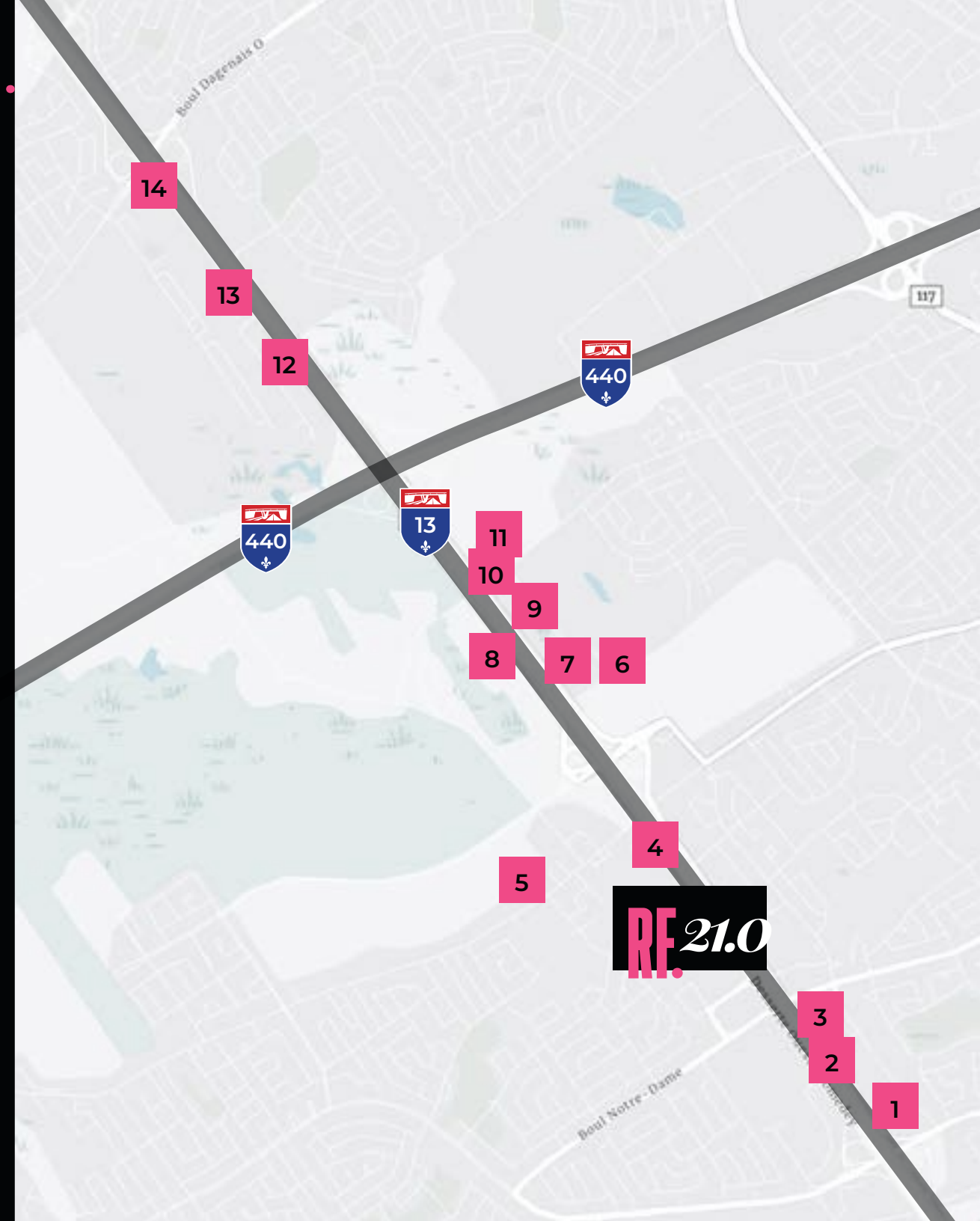
UNLEASH THE POTENTIAL

Laval boasts a dynamic workforce, with over 212,000 employed individuals as of 2021. The region's strong manufacturing presence, comprising nearly 570 businesses, underscores the availability of skilled labour suited for industrial operations.

A FLOURISHING INDUSTRIAL HUB



- | | |
|----|--|
| 1 | Canada Cartage |
| 2 | Pilaros Inc |
| 3 | Clarins Canada Inc. |
| 4 | Ardene |
| 5 | Safe Load Transport Ltd |
| 6 | PACCAR / Entreposage |
| 7 | Équipement SMS Inc |
| 8 | Structube Warehouse |
| 9 | Webster & Fils Ltée |
| 10 | Wajax |
| 11 | Amar Transport Inc. |
| 12 | Agua Canada Laval |
| 13 | Bleu Tech Montréal
Permasteelisa Groupe |
| 14 | Brandt Tractor Ltd. |



Whether it's new development or transforming dated buildings into AAA industrial assets, ROSEFELLOW. strives to deliver a unique and exceptional working environemnt to its valuable users.

Their operational policies and ESG initiatives ensure that they can consistently deliver, maintain, and maximize value for their clients and partners.

At ROSEFELLOW., the team is constantly adapting to a fast-changing world of design. They keep devising new and advanced ways of developing and managing their assets to deliver optimum value while also creating an exceptional experience for the end users.

THE ROSEFELLOW. APPROACH



SUSTAINABILTY

Sustainability has been at the heart of ROSEFELLOW. since day one. They 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.

BUSINESS TOGETHER

SUCCESS



Many of the world's most innovative and successful companies choose us when they need trusted, expert advice. The foundation of our service is the strength and depth of our specialists.

As industrial market leaders, our project team understands the distribution and logistics industry inside and out. You can depend on our ability to draw on years of direct experience in the local market, long term relationships and comprehensive market insight. Whether you are a local firm or a global organization, we provide creative solutions for all your real estate needs.

ROSEFELLOW.

We're a real estate development and management agency that does things differently. With our experience, passion, and desire to improve and redefine both innovation and excellence, we bring a lot to the table for your projects.

Over the years, we've become a leader in real estate development and management by focusing on integrity, sustainability, and innovation, both in our projects and in our relationships with our clients, partners, and employees.

CONTACT

Jean-Marc Dubé, SIOR

Executive Vice President | Group Practice Lead

Chartered Real Estate Broker

+1 514 764 2829

marc.dube@colliers.com

Vincent Iadeluca*

Executive Vice President

Real Estate Broker

+1 514 562 6370

vincent.iadeluca@colliers.com

**Services immobiliers Vincent Iadeluca Inc.*



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