

**BERTONE****ROSEFELLOW.****PRESS RELEASE**

For immediate distribution

A significant expansion in Eastern Ontario
FORD CANADA SETS UP A MAJOR DISTRIBUTION CENTER IN CASSELMAN

Casselman, Ontario, September 17, 2021 – Rosefellow, Bertone Development, The Municipality of Casselman, and The Nation Municipality announced today the creation of a major industrial hub alongside Highway 417. Ford of Canada, the anchor tenant in this new 3 million square foot development will set up an auto parts distribution center on the site that will service Eastern Ontario and Quebec.

Ford's distribution center will occupy approximately half of the square footage of the new development. The initial building, which will be built by real estate developer Rosefellow and its partner Bertone Development, is expected to exceed 500,000 square feet in size. Landscaping work began this summer on the job site which should be active until February 2023.

Rosefellow and Bertone Development both have corporate cultures centered on the importance of building better for the future. Ford of Canada's distribution center will be built in strict compliance with all applicable environmental standards. Numerous additional features will be implemented to minimize the facility's carbon footprint. These range from the installation of charging bays to facilitate the use of electric cars, to a white roof which will minimize energy consumption, a motion detector lighting system, and more.

The Municipality of Casselman is also assessing a study related to the development of the southern portion of the 417, which highlights the benefits of equipping this highly-prized area with municipal infrastructure to accommodate other similar projects.

DEVELOPING EASTERN ONTARIO

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Casselman and The Nation Municipality to acquire land at the east and west of the facilities which are being built for Ford of Canada to further develop the area.

The 1.5 million square feet will enable Rosefellow and Bertone Development to build additional state-of-the-art buildings. An initial 130,000 square foot facility will be developed on the Eastern lot portion. A second 400,000 square feet building will follow on the western lot portion. Future tenants will be announced at a later date.

Rosefellow and Bertone Development currently already manage 8.5 million square feet of developable land, including 3.2 million in Quebec and Ontario. This new initiative aligns perfectly into the company's vision of playing a key role in industrial real estate development in the Canadian market.



Ford's distribution center, which will be built by real estate developer Rosefellow and its partner Bertone Development, is expected to exceed 500,000 square feet in size. HD image [available here](#).

QUOTES

“On behalf of the Municipality, I would like to thank Ford of Canada for selecting Casselman to house its distribution center. A special thank you to the Bertone brothers and to Rosefellow for having contributed to this wonderful project which will promote Casselman’s economic development and that of the United Counties of Prescott & Russell.”

Daniel Lafleur, Mayor, Municipality of Casselman

“Nation Municipality is pleased at the arrival of Ford of Canada in Casselman and in Nation. We worked hard with real estate developer Rosefellow, Bertone Development, and the Municipality of Casselman to bring this magnificent project to fruition. This represented exceptional teamwork that deserves to be highlighted and provides further proof that Eastern Ontario remains a destination of choice for

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“Companies are increasingly demanding larger facilities to house their operations. The average size of the floor space that tenants are asking for is currently 175,000 square feet. That is more than double what they were looking for five years ago. Technologies are advancing faster than ever, and we must offer our clients access to them. We are proud that Ford of Canada has chosen to work with us.”

Mike Jager, co-founder, Rosefellow

“Bertone Development is thrilled to team up with Rosefellow on this project, which has undergone considerable preparation work. This is a unique opportunity to work with Ford of Canada, a renowned partner. Bertone’s development projects lead to strong relationships with our commercial and industrial tenants. This is precisely what we want to recreate here.”

Michael Bertone, co-founder of Bertone Development

ABOUT ROSEFELLOW

Rosefellow was founded by two former competitors in Montreal’s real estate industry who later became friends and then business partners. The firm has grown into one of the city’s leading development and property management players. Rosefellow designs, builds and manages residential, commercial and industrial properties that constantly push the boundaries of sustainable innovation.

ABOUT BERTONE DEVELOPMENT

Bertone Development Corporation is a leading real estate investment and development company based in Montreal, Quebec. Over the years, it has earned a solid reputation for *Building Value* for stakeholders – its partners, investors, tenants, communities and suppliers. Bertone stands for long-term relationships, visionary development, innovative design, quality projects and personalized attention.

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SOURCES:

Rosefellow | rosefellow.com

Bertone Development | bertone.ca

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