



A RARE OPPORTUNITY TO OWN & BUILD
IN A LOCATION IDEAL FOR TRANSPORT
AT THE INTERSECTION OF TWO
MAJOR QUEBEC HIGHWAYS.

FOR MORE INFORMATION

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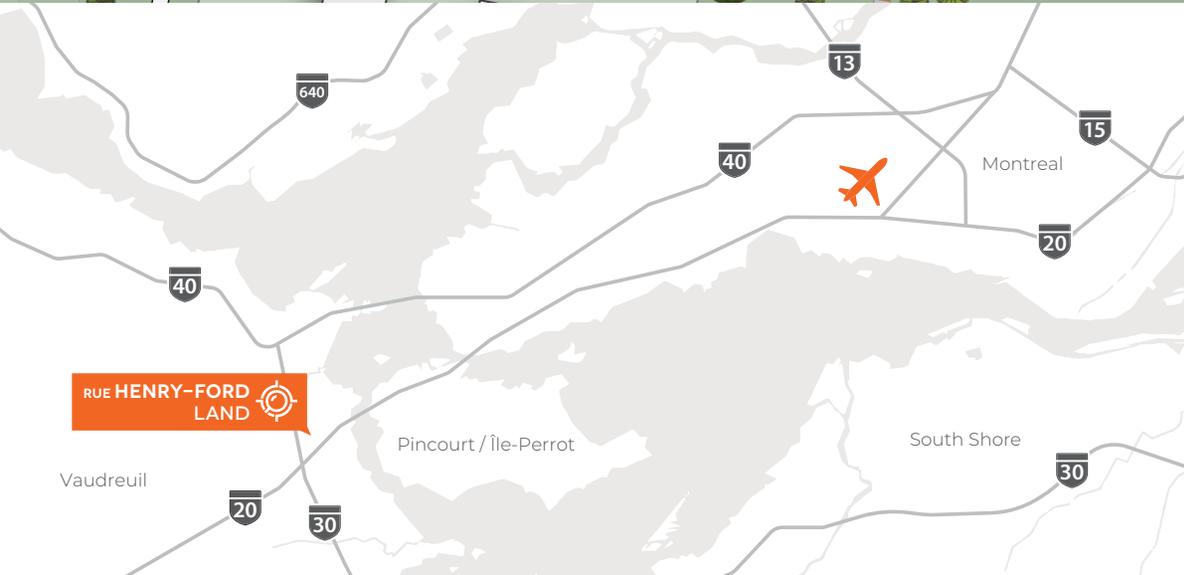
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KEY TAKEAWAYS

- ◉ Flexible industrial zoning allows for Transport, Trailer Parking and Cross-dock
- ◉ Excellent access and egress with rapid access to major highways
- ◉ Strong labour pool in one of Quebec's fastest growing cities
- ◉ Rare shovel-ready **Industrial** site with services
- ◉ Key services at doorstep
- ◉ Adjacent to CN Line



PROPERTY CHARACTERISTICS

ADDRESS rue Henry-Ford
Vaudreuil-Dorion, QC

LAND AREA +/- 358,561 sq.ft.

ZONING Industrial: 12-652
Commercial: 12-644

SITE COVERAGE Max 50%, Min 5,000 sq.ft.

LOT NUMBER 4 460 362
4 460 363

ACCESS QC 
ONT 
US 
BUS 8, 15, 155

TAXES (2022-2023) Municipal \$ 16,120.75
School \$ 697.65

SERVICES Municipal water,
Sewer, Gas, Hydro, Bell

PRICING Upon request

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