

INDUSTRIAL BUILDING FOR SALE





Total building area:	From 40,000 SF up to 70,000 SF
Total Land Area:	422,881 SF
Zoning:	Zone I1-643
Clear height:	34'

Henry Ford Campus, Vaudreuil | New Built-to-suit Industrial Sale Project



SALE PROJECT

- Strong demographics and skilled labor pool.
- Located in an up-and-coming area with convenient access to public transportation (Train & REM)  
- Surrounded by amenities and services to support employees and clients.
- New regional hospital nearby.
- Excellent access to Highways 40 and 20.
- Building can be customized for specialized manufacturing needs (e.g., power upgrades, modified column spans, reinforced floor slabs, LEED certification).
- Final construction plans subject to change based on City approval.
- Site is shovel-ready.
- Banks are prepared to finance the acquisition with favorable loan-to-value options and terms.
- Industrial buildings have experienced a 50% increase in valuation over the past 10 years.

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PROPOSED BUILDING LAYOUT



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LOCATION OVERVIEW

STRATEGIC LOCATION:

- Situated at the intersection of Henry-Ford and Harwood Streets, the site is central to Vaudreuil-Dorion's emerging commercial and industrial zone, offering excellent visibility from Highway 30.

EXCEPTIONAL CONNECTIVITY:

- Direct access to major highways 20, 30, 40, and 401 ensures seamless transportation to key locations.
- Just 50 minutes from the Port of Montreal and 30 minutes from Montreal-Trudeau International Airport, facilitating efficient logistics and distribution.

PUBLIC TRANSIT & INFRASTRUCTURE ENHANCEMENTS:

- Proximity to Vaudreuil and Dorion commuter train stations (EXO) for efficient commutes to and from Montreal.
- Accessibility improvements with a new bridge linking the west island communities.

GROWING DEMOGRAPHICS:

- A rapidly expanding suburban area with a diverse workforce.
- Influx of businesses and residents driven by new developments like a regional hospital.

DEVELOPMENT ADVANTAGES:

- Prestige Industrial (I1) zoning allows for potential municipal tax credits.
- Less traffic congestion due to its off-island location.
- Ideal for warehousing, manufacturing, and transport-related commercial uses.

VIBRANT SURROUNDINGS:

- First-class amenities including retail and financial services nearby.
- Poised to become a pivotal hub for economic growth in the Greater Montreal region.

FOR MORE INFORMATION

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