

INDUSTRIAL LAND FOR SALE

WITH POSSIBLE TURNKEY OPTIONS FOR
DEVELOPMENT

84,841 - 419,649 SF



Property Overview

Type: Land

Legal Description: 6 529 222; 6 529 223; 6 529 224; 6 529 225

Building C: ±47,533 sq.ft

Building D: ±71,462 sq.ft

Building E: ± 38,955 sq.ft

Building F: ± 26,985 sq.ft

Site Area: 419,649 sq.ft

Buildable Area: ± 184,935 sq.ft

Year of Construction (Projected): 2025-2026

Zoning: I1-643



Turnkey opportunity available for ownership



Prime transit-oriented location: conveniently connected to bus, train, and within proximity to the REM



Strategically positioned at the intersection of Henry-Ford and Harwood Streets in Vaudreuil-Dorion, this location benefits from exceptional visibility from Highway 30



Poised to become a key commercial and industrial hub, capitalizing on the area's strong economic growth and proximity to major transportation routes, including highways 20, 30, and 40



Ideal for owner-occupiers and light manufacturing, addressing the increasing demand for such spaces in the region



A major investment in Vaudreuil-Dorion's future, transforming the intersection of Henry-Ford and Harwood Streets into a vibrant commercial and industrial area

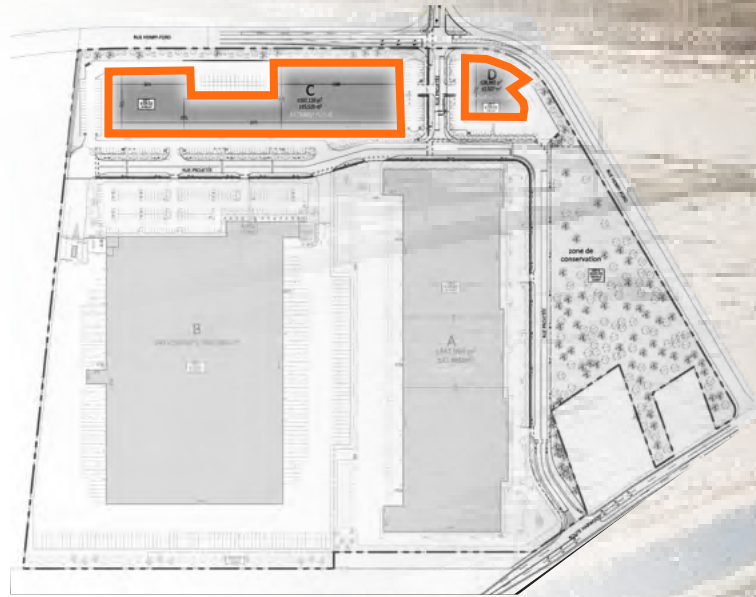


Prestigious industrial offering that can accommodate users in the manufacturing sector, R&D, Aerospace, Robotics, and Food Manufacturing, that is labour interactive and intensive

Suggested Site Plans

Two Building Plan

C: ±167,110 SF
D: ±26,985 SF



Three Building Plan

C: ±98,455 SF
F: ±26,985 SF
E: ±38,955 SF



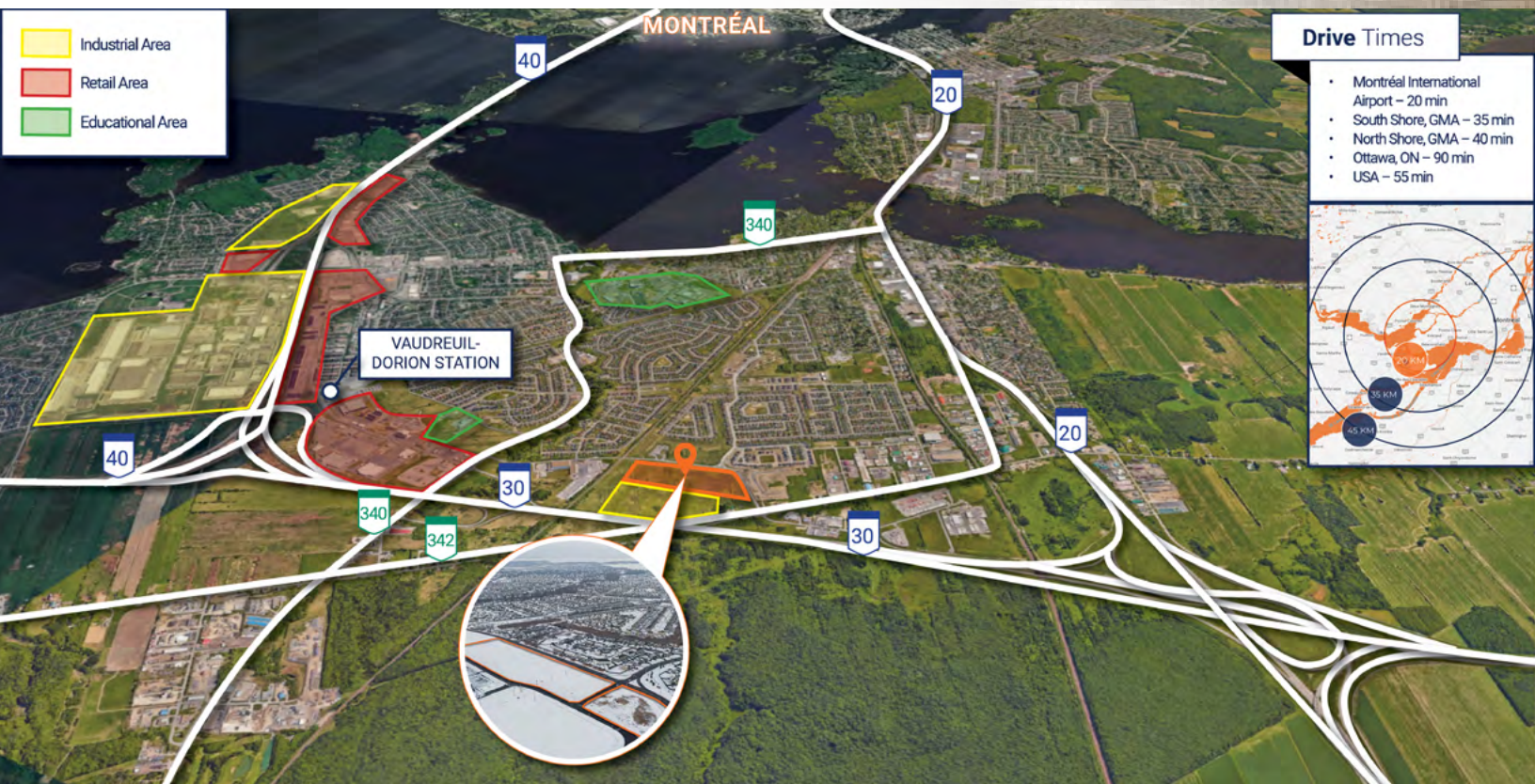
Four Building Plan

C: ±47,533 SF
D: ±71,462 SF
E: ±38,955 SF
F: ±26,985 SF

Concept Renderings



Location Overview



Area Highlights

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:

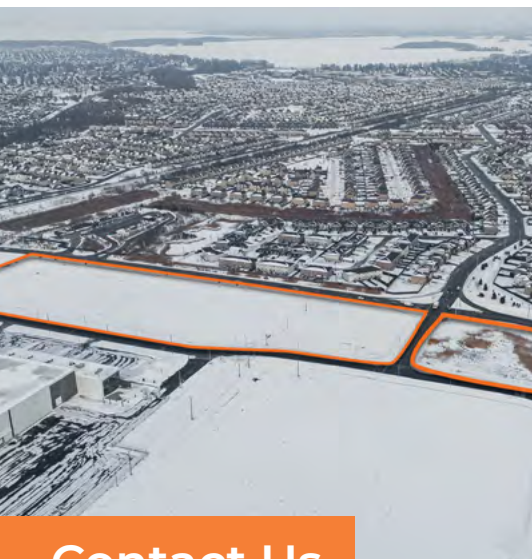
- A rapidly expanding suburban area with a diverse workforce.
- Influx of businesses and residents driven by new developments like a regional hospital.

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.



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