

FOR SALE | FOR LEASE

500 Montée Labossière

Vaudreuil-Dorion (Québec)



±20,000 SF industrial space with rare 6.7-acre yard inclusive of 70+ trailer stalls in Vaudreuil-Dorion

Space Overview

The opportunity includes a turnkey industrial space available for lease at an exceptionally competitive rate. The Property offers a blend of office and warehouse space. The property includes over 240,000 SF of paved excess land, ideal for exterior storage with capacity for 70+ trailers.

The Property is strategically located at the corner of Harwood and Montée Labossière, providing unmatched access to the YUL international Airport and notable Ontario and U.S. markets via Highway 20, 30, and 40. The new Vaudreuil-Soulanges Hospital is situated across the Property, which is highly beneficial for the site's future positioning. While the current industrial zoning is intended to remain in the near term, the incoming owner would benefit from the potential to rezone to commercial or residential uses, subject to municipal approvals, offering long-term value upside.



Space Details

Property	500 Montée Labossière
Lot Number	5 600 394
Year Built	2004
Available Area	± 20,000 SF
Clear Height	22'
Available Doors	4 Loading-Docks (8' x 9') 1 drive-in door (12' x 14')
Site Area	± 291,000 SF (6.7 acres)
Yard	Fenced
Trailer Parking	70+ stalls (53' trailers)
Electricity	600 Amps
Zoning	I3-831 (exterior storage allowed)

Financial information

Occupancy Date	Immediate
Asking Rent	\$55,000/month
Property Taxes	\$58,104/year
Asking Sale Price	\$10.9 million



70+ Trailer
Parking Stalls



Excess land ideal for
exterior storage

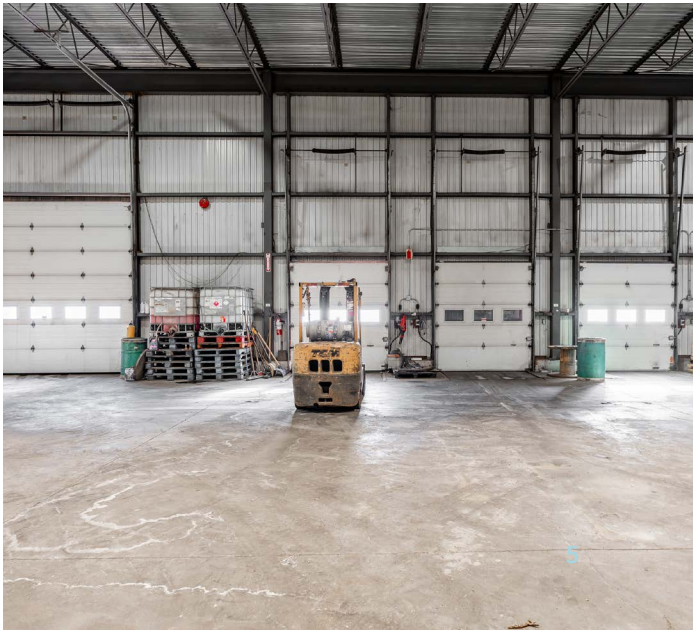
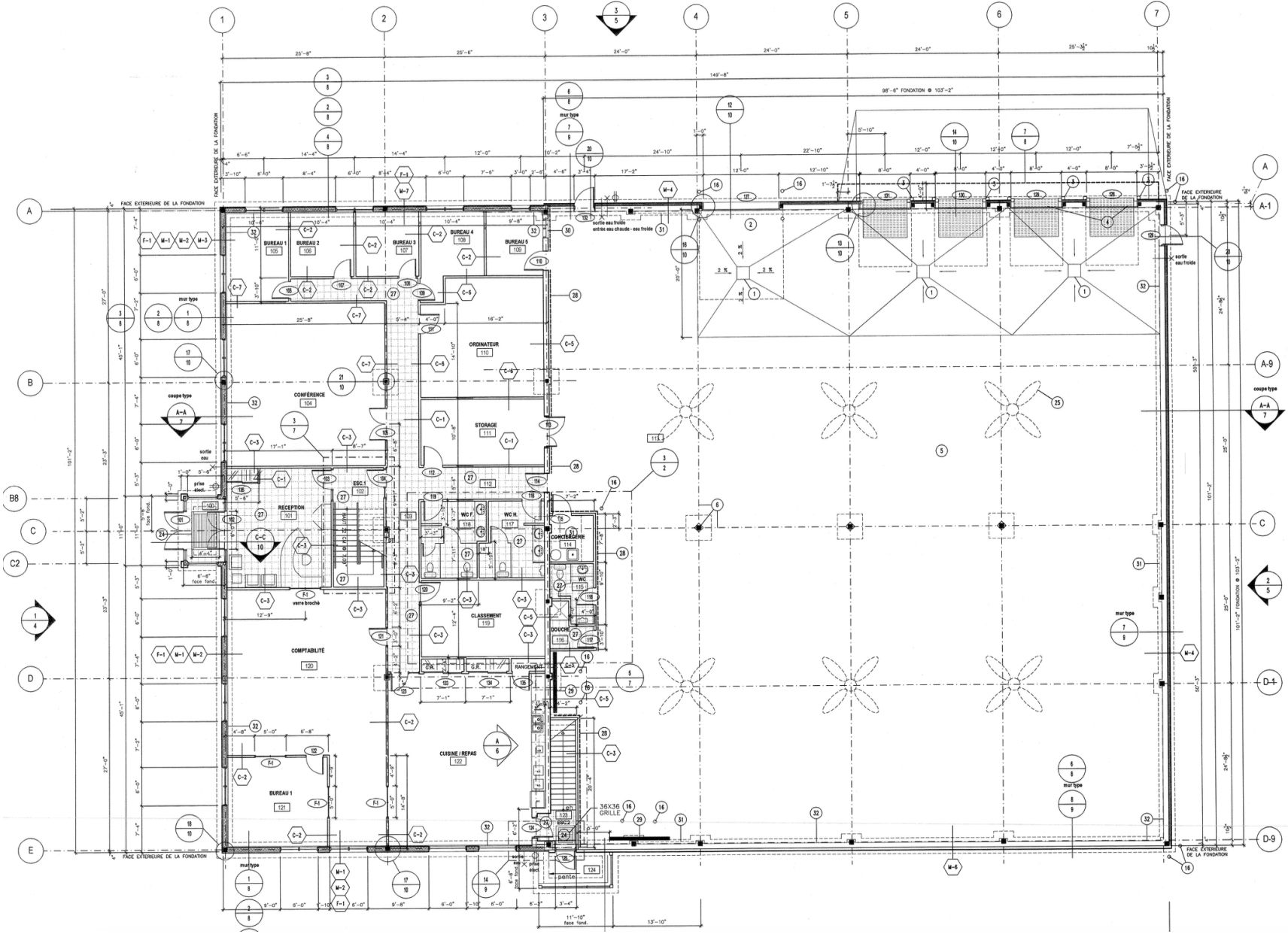


Access to major highways
& YUL International Airport



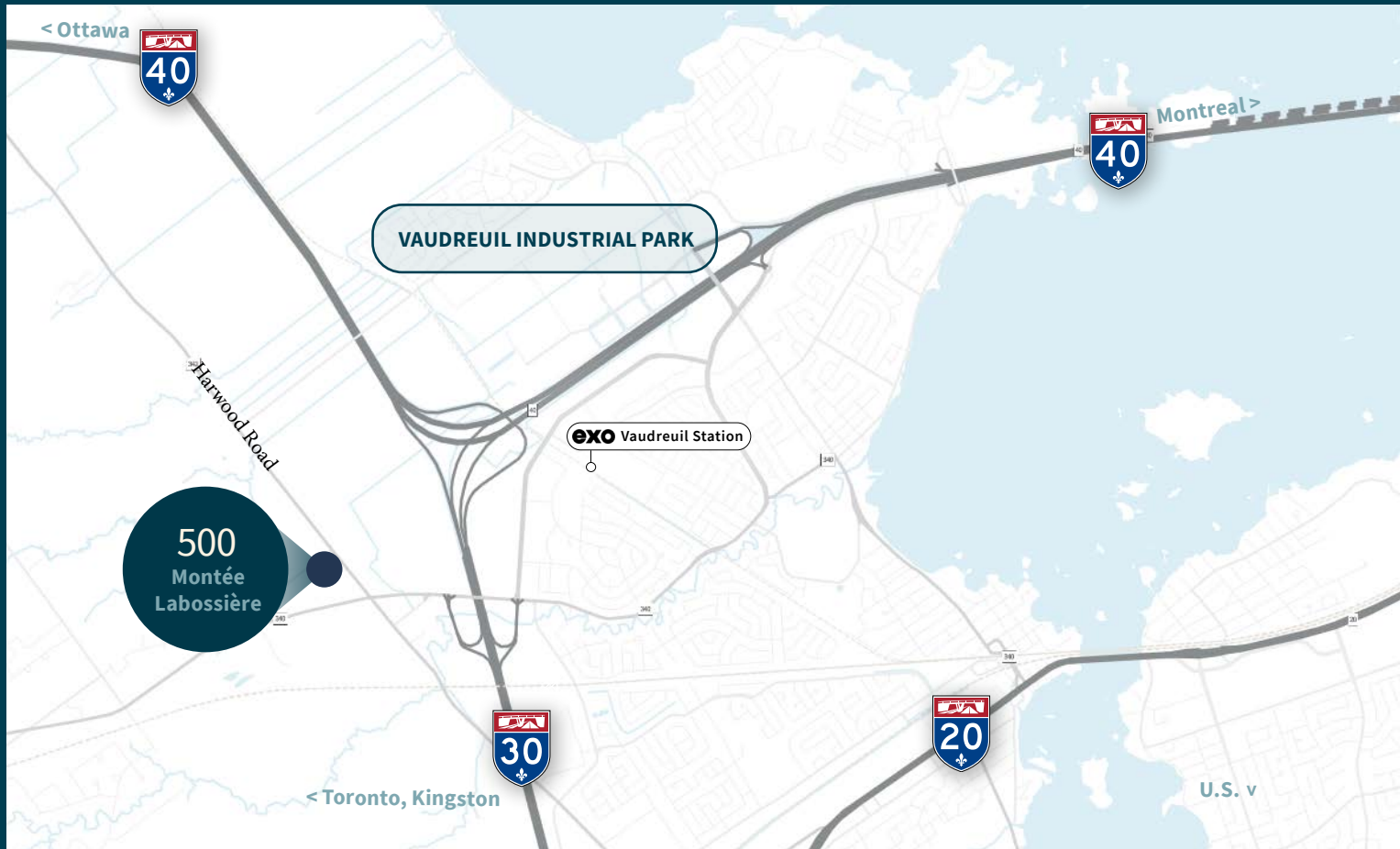
Potential Building
Expansion

Floor Plan



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