



Turnkey industrial warehouse in Vaudreuil-Dorion

- Great opportunity to sublease a 8,763 square feet warehouse, located in a industrial building with multiple tenants in Vaudreuil-Dorion.
- The space offers 1 drive-in door and 1 loading dock.
- The property benefits from enviable accessibility to and from Highways 20 and 30, which provide the site with easy and fast access to the rest of the province and to Ontario as well as to the United States.



8,763 square feet
available



Available
immediately



At the intersection of
Highways 20 and 30



Excellent road
accessibility

**Get more
information**

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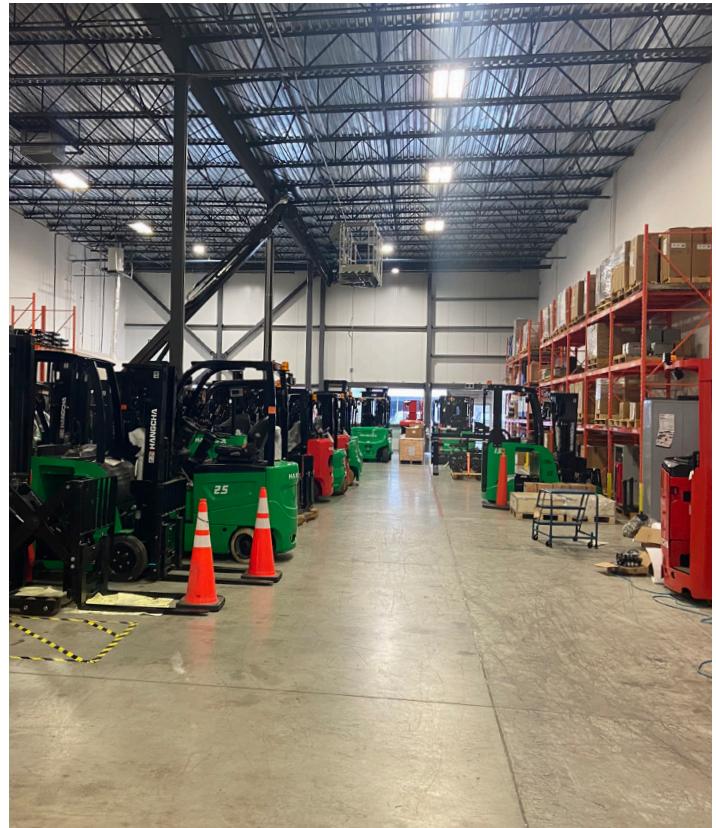
Industrial space for sublease

980 Valois Street, unit 4



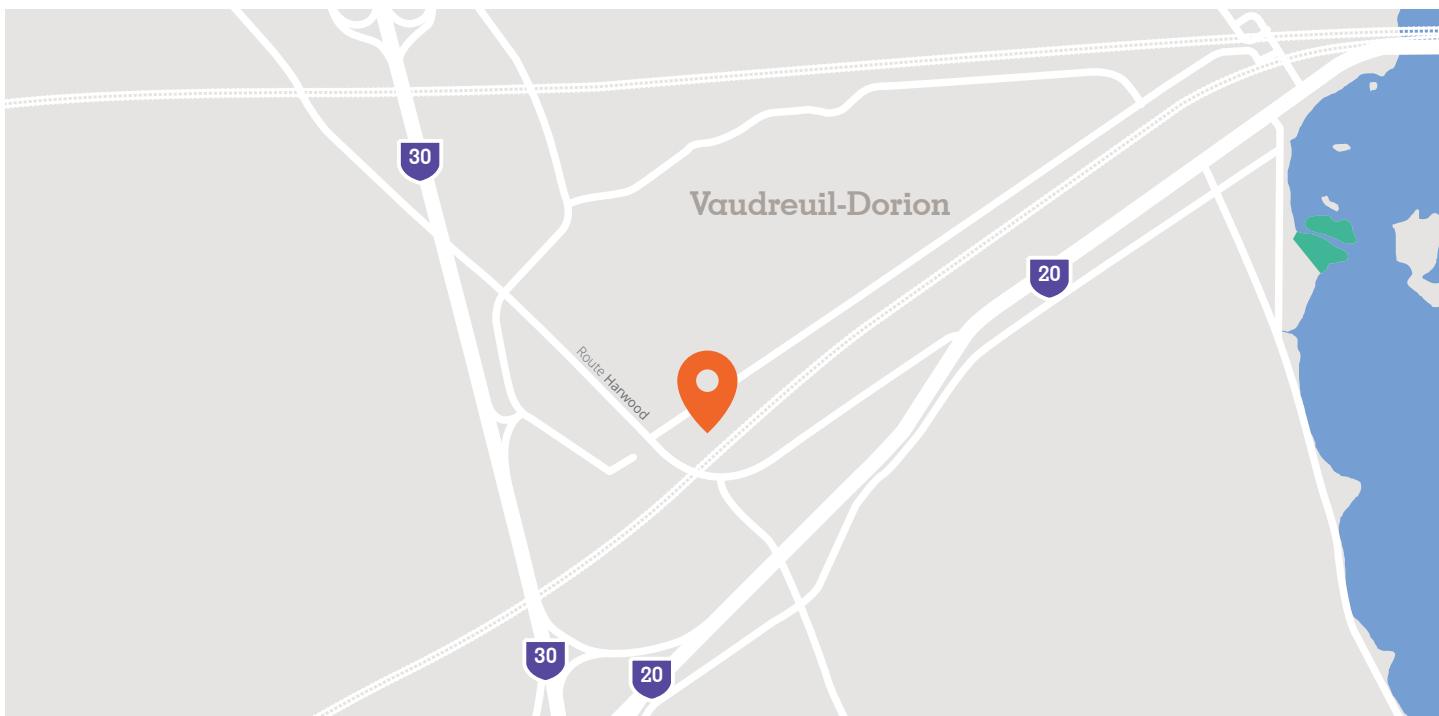
Details of the sublease

Warehouse area	8,763 square feet
Unit	4
Clear height	24'
Year of construction	2018
Drive-in door(s)	1 (10' x 12')
Loading dock(s)	1
Column span	30' x 32'
Zoning	I2-651
Availability	Immediate
Net rent	Contact the broker
Operating expenses and taxes	\$4.00 / square foot



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Location

- The site is located at the very entrance of the city of Vaudreuil-Dorion, where Highways 20, 30, 40, 401 (to the United States) and 417 (to Ottawa) converge.
- Only 3.3 kilometres away from the centre of Vaudreuil-Dorion, the site is in proximity to several services and amenities.
- Close services and amenities include a Tim Hortons restaurant, as well as an Ultramar gas-station, located along Henry-Ford Street.
- Other businesses in the immediate vicinity of the site include XTL Transport, TransX, (major transport, logistics and distribution companies) and Ryder (truck rental, fleet management and supply chain solutions).



Lines 8, 15 to Gare Dorion and Gare Vaudreuil



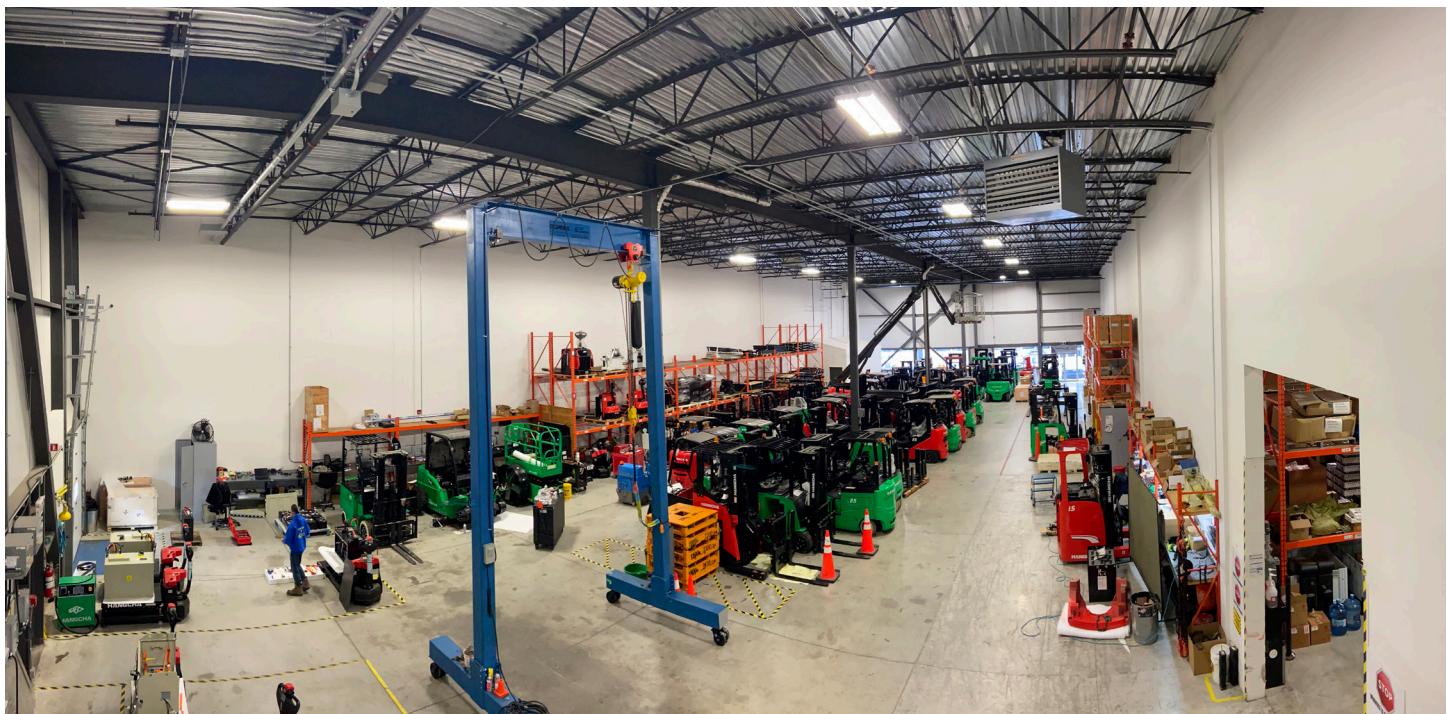
35-minute drive to the Montréal-Trudeau International Airport



45-minute drive to Downtown Montréal via major highways

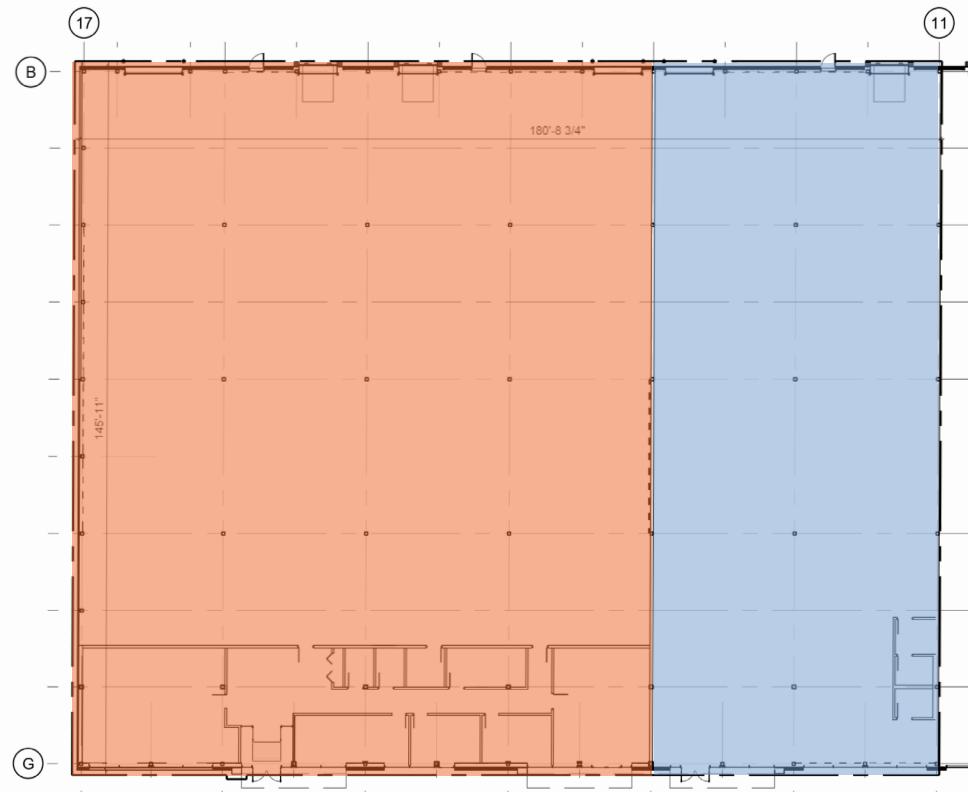
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LEASED SPACE

AVAILABLE SPACE

**Want to plan a tour?
Contact us for more information.**

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