

For Lease

500 Montée Labossière

Vaudreuil-Dorion (Québec)



±20,000 SF industrial space with paved fenced yard ideal for trailer parking/exterior storage 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, with rare addition of excess land ideal for exterior storage or to accomodate in excess of 50 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.



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	± 240,000 SF (5.5 acres)
Yard	Fenced
Trailer Parking	50+ stalls
Electricity	600 Amps
Zoning	I3-831 (exterior storage allowed)

Financial information

Occupancy Date	Immediate
Asking Net Rent	\$12.00 PSF
Property Taxes	\$2.90 PSF (estimated)
Land/Trailer Parking Rent	Contact Us



~50 Trailer
Parking Stalls



Excess land ideal for
exterior storage



Access to major highways
& YUL International Airport



Potential Building
Expansion

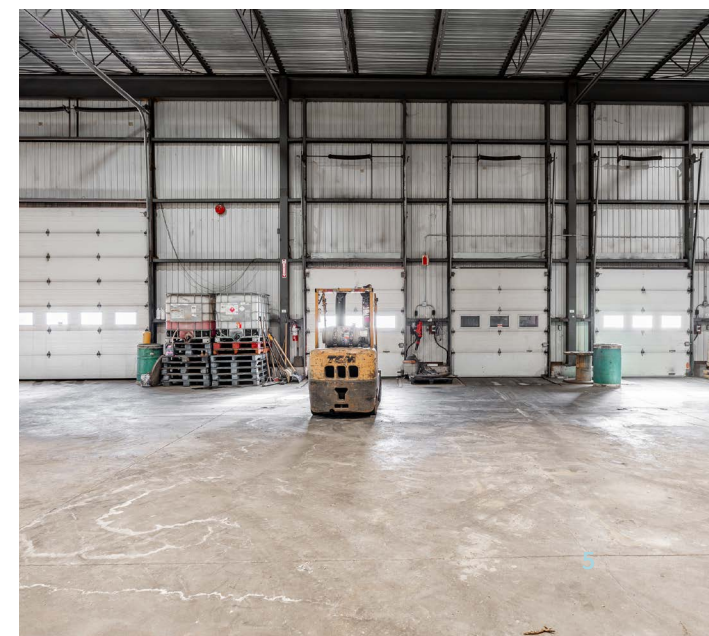
This architectural floor plan depicts a building with a complex layout of rooms and corridors. The plan is oriented with North at the top, indicated by a north arrow. The building's footprint is roughly rectangular, with a central corridor system providing access to various functional areas.

Rooms and Functional Areas:

- Offices (BUREAU):** Labeled BUREAU 1 through BUREAU 5, each with a specific number (e.g., BUREAU 1 105, BUREAU 2 106, BUREAU 3 107, BUREAU 4 108, BUREAU 5 109).
- Conference Room (CONFERENCE 104):** A large room with a central table and chairs.
- Reception (RECEPTION 101):** The main entrance area with a reception desk.
- Computer Room (ORDINATEUR 110):** A room dedicated to computer equipment.
- Storage (STORAGE 111):** A room for storing materials and equipment.
- Classroom (CLASSEMENT 112):** A room with rows of desks and chairs.
- Cooking Area (Cuisine / Repas 120):** A kitchen area with a sink and stove.
- Other Rooms:** Includes a "COMPTABILITE" (Accounting) room, a "RECEPTION" area, and a "BUREAU 1" (Office 1) at the bottom left.

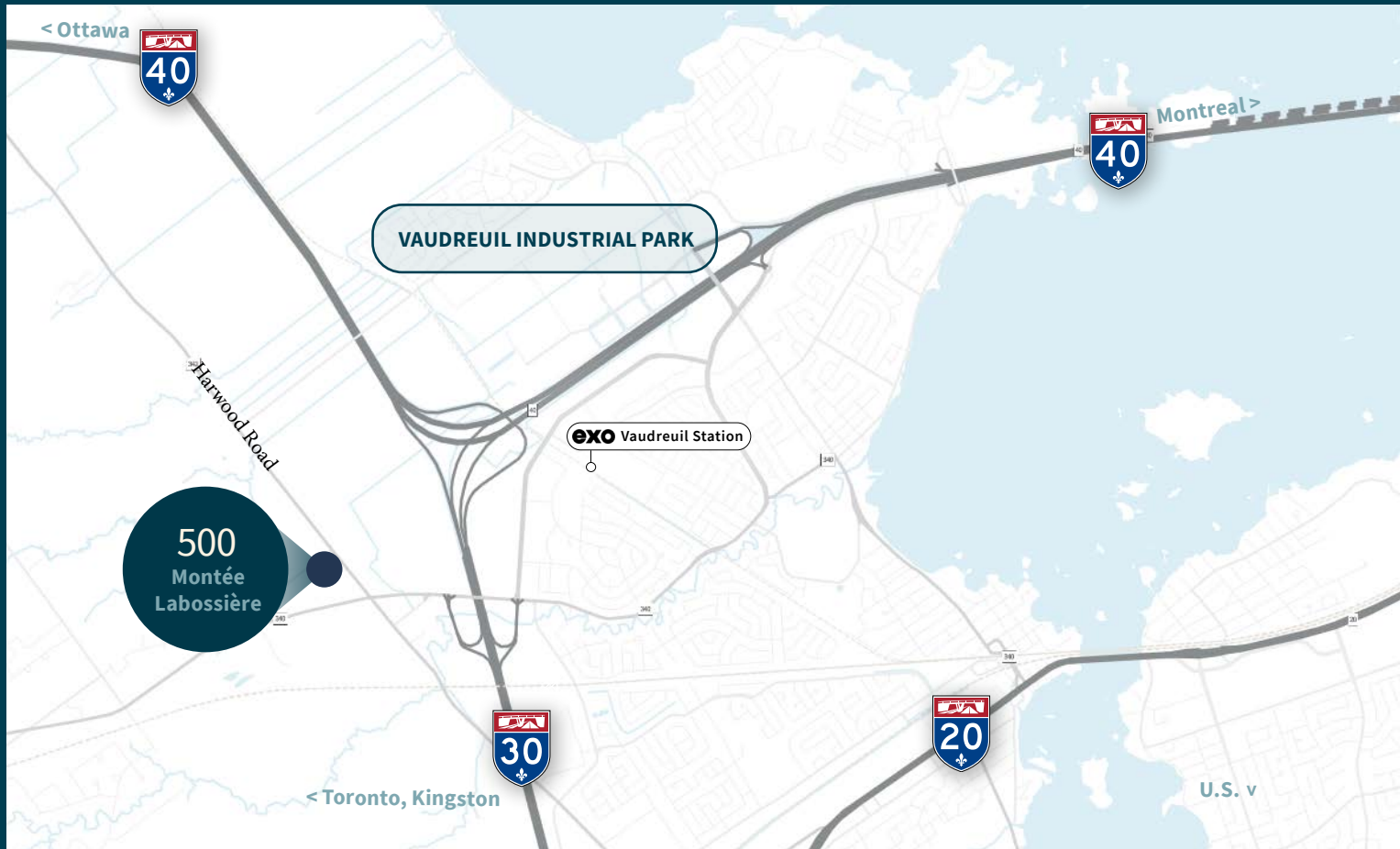
Dimensions and Scale:

The plan includes numerous dimensions in feet and inches, such as 25'-0", 12'-0", 10'-0", 8'-0", 6'-0", 4'-0", 3'-0", 2'-0", 1'-0", 1/2"-0", 1/4"-0", 1/8"-0", 1/16"-0", 1/32"-0", 1/64"-0", 1/128"-0", 1/256"-0", 1/512"-0", 1/1024"-0", 1/2048"-0", 1/4096"-0", 1/8192"-0", 1/16384"-0", 1/32768"-0", 1/65536"-0", 1/131072"-0, 1/262144"-0, 1/524288"-0, 1/1048576"-0, 1/2097152"-0, 1/4194304"-0, 1/8388608"-0, 1/16777216"-0, 1/33554432"-0, 1/67108864"-0, 1/134217728"-0, 1/268435456"-0, 1/536870912"-0, 1/1073741824"-0, 1/2147483648"-0, 1/4294967296"-0, 1/8589934592"-0, 1/17179869184"-0, 1/34359738368"-0, 1/68719476736"-0, 1/137438953472"-0, 1/274877906944"-0, 1/549755813888"-0, 1/1099511627776"-0, 1/2199023255552"-0, 1/4398046511104"-0, 1/8796093022208"-0, 1/17592186044416"-0, 1/35184372088832"-0, 1/70368744177664"-0, 1/140737488355328"-0, 1/281474976710656"-0, 1/562949953421312"-0, 1/1125899906842624"-0, 1/2251799813685248"-0, 1/4503599627370496"-0, 1/9007199254740992"-0, 1/18014398509481984"-0, 1/36028797018963968"-0, 1/72057594037927936"-0, 1/144115188075855872"-0, 1/288230376151711744"-0, 1/576460752303423488"-0, 1/1152921504606846976"-0, 1/2305843009213693952"-0, 1/4611686018427387904"-0, 1/9223372036854775808"-0, 1/18446744073709551616"-0, 1/36893488147419103232"-0, 1/73786976294838206464"-0, 1/147573952589676412928"-0, 1/295147905179352825856"-0, 1/590295810358705651712"-0, 1/1180591620717411303424"-0, 1/2361183241434822606848"-0, 1/4722366482869645213696"-0, 1/9444732965739290427392"-0, 1/18889465931478580854784"-0, 1/37778931862957161709568"-0, 1/75557863725914323419136"-0, 1/151115727451828646838272"-0, 1/302231454903657293676544"-0, 1/604462909807314587353088"-0, 1/1208925819614629174706176"-0, 1/2417851639229258349412352"-0, 1/4835703278458516698824704"-0, 1/9671406556917033397649408"-0, 1/19342813113834066795298816"-0, 1/38685626227668133590597632"-0, 1/77371252455336267181195264"-0, 1/154742504910672534362390528"-0, 1/309485009821345068724781056"-0, 1/618970019642690137449562112"-0, 1/1237940039285380274899124224"-0, 1/2475880078570760549798248448"-0, 1/4951760157141521099596496896"-0, 1/9903520314283042199192993792"-0, 1/19807040628566084398385987584"-0, 1/39614081257132168796771975168"-0, 1/79228162514264337593543950336"-0, 1/158456325028528675187087900672"-0, 1/316912650057057350374175801344"-0, 1/633825300114114700748351602688"-0, 1/1267650600228229401496703205376"-0, 1/2535301200456458802993406410752"-0, 1/5070602400912917605986812821504"-0, 1/10141204801825835211973625643008"-0, 1/20282409603651670423947251286016"-0, 1/40564819207303340847894502572032"-0, 1/81129638414606681695789005144064"-0, 1/162259276829213363391578010288128"-0, 1/324518553658426726783156020576256"-0, 1/649037107316853453566312041152512"-0, 1/1298074214633706907132624082305024"-0, 1/2596148429267413814265248164610048"-0, 1/5192296858534827628530496329220096"-0, 1/10384593717069655257060992658440192"-0, 1/20769187434139310514121985316880384"-0, 1/41538374868278621028243970633760768"-0, 1/83076749736557242056487941267521536"-0, 1/166153499473114484112975882535043072"-0, 1/332306998946228968225951765070086144"-0, 1/664613997892457936451903530140172288"-0, 1/1329227995784915872903807060280344576"-0, 1/2658455991569831745807614120560689152"-0, 1/5316911983139663491615228241121378304"-0, 1/10633823966279326983230456482242756608"-0, 1/21267647932558653966460912964485513216"-0, 1/42535295865117307932921825928971026432"-0, 1/85070591730234615865843651857942052864"-0, 1/170141183460469231731687303715884105728"-0, 1/340282366920938463463374607431768211456"-0, 1/680564733841876926926749214863536422912"-0, 1/1361129467683753853853498429727072845824"-0, 1/2722258935367507707706996859454145691648"-0, 1/5444517870735015415413993718908291383296"-0, 1/10889035741470030830827987437816582766592"-0, 1/21778071482940061661655974875633165533184"-0, 1/43556142



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