

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

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

## Financial information

<b>Occupancy Date</b>	Immediate
<b>Asking Rent</b>	\$65,000/month
<b>Property Taxes</b>	\$58,104/year
<b>Asking Sale Price</b>	\$11.9 million



70+ Trailer Parking Stalls



Excess land ideal for exterior storage



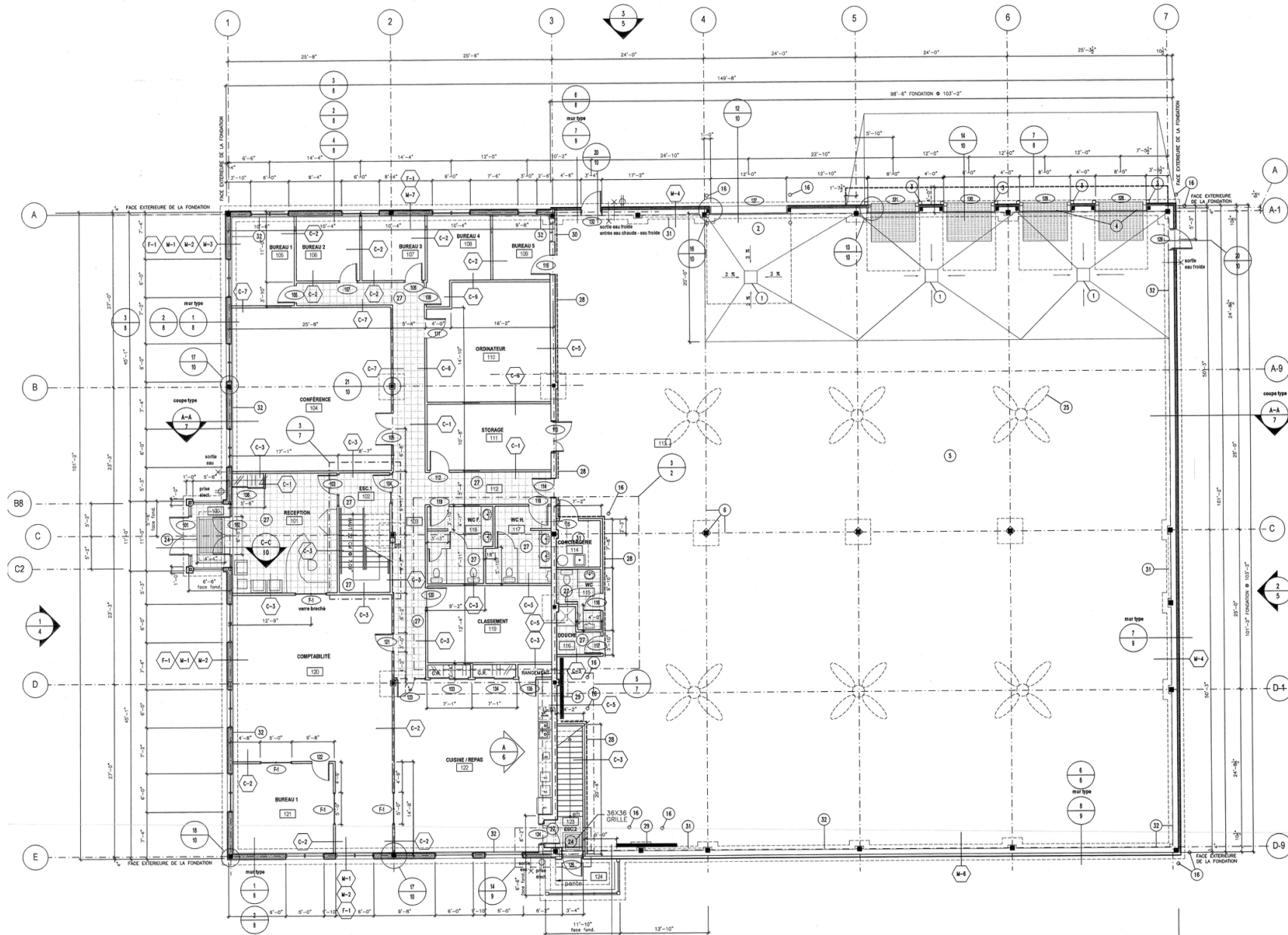
Access to major highways & YUL International Airport



Potential Building Expansion 3



# Floor Plan





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