

144,701 sq.ft. Class 'A' Distribution Space



401 Rue Marie-Curie

Vaudreuil-Dorion, QC

144,701 SF | 32' Clear Height | 11 Dock-High Doors



[View Property Video](#)





Property Overview

The gateway to Greater Montreal's western distribution corridor

Axis 401 is located at 401 rue Marie-Curie in Vaudreuil-Dorion, offers 144,701 SF of turnkey warehouse space engineered for high-density storage and low operational overhead. This facility combines premium specifications with competitive pricing—delivering Class A infrastructure without the urban congestion or cost premium of central Montreal locations.

Available now with immediate possession.

Building Details

 Total Space 144,701 SF	 Clear Height 32 feet	 Column Spacing 48' x 50'	 Office Space 10,500 SF
 Loading Doors 11 dock-high	 Electrical 300A / 600V	 Sprinklers ESFR	 Lighting LED throughout

Key Property Highlights



Secure Trailer Parking Eliminates Offsite Staging Costs

Fully fenced and paved yard with controlled access provides secure parking for trailer staging and operations. Eliminate offsite storage fees and reduce truck turnaround time with on-premises drop-and-hook capability.



High-Density Storage without Compromise

Purpose-built column grid and structural engineering accommodate selective racking, drive-in systems, or high-bay configurations. Deploy your racking strategy immediately—no building modifications required.



Separate Office Building Preserves Operational Efficiency

10,500 SF office space in adjacent structure maintains full warehouse cubic capacity for distribution operations. No wasted vertical space or temperature control conflicts.



Turnkey Infrastructure Reduces Time-to-Operation

ESFR sprinkler system, LED lighting, and dock-level loading positions eliminate capital expenditure requirements. Deploy inventory and begin operations within days of lease execution.

Leasing Requirements



Zoning
I2 - I28



Asking Rent
\$13.50 PSF



Additional Rent
\$3.75 PSF



Available
Immediate
possession

Floor Plan

Unit 103 | 144,701 SF

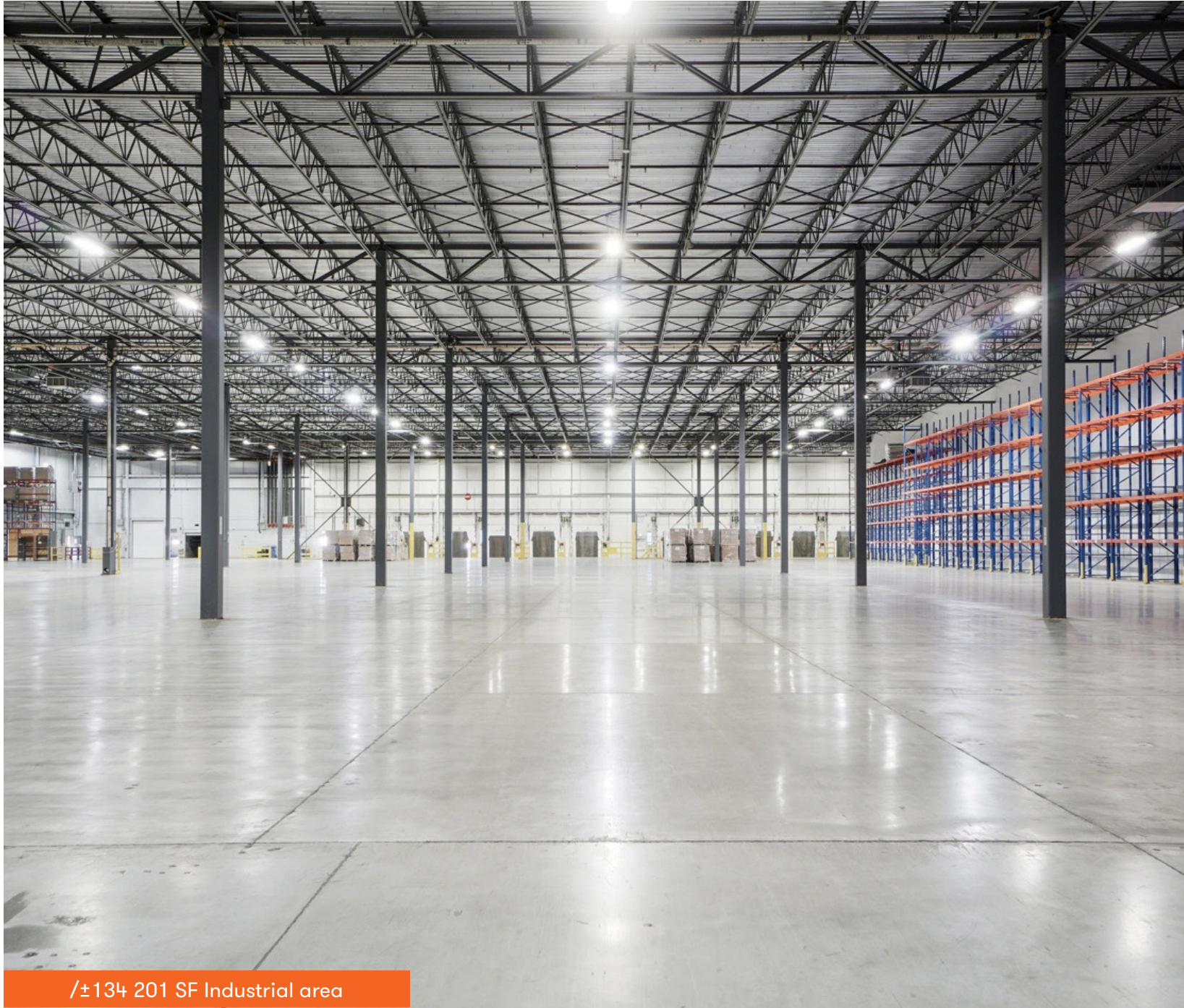
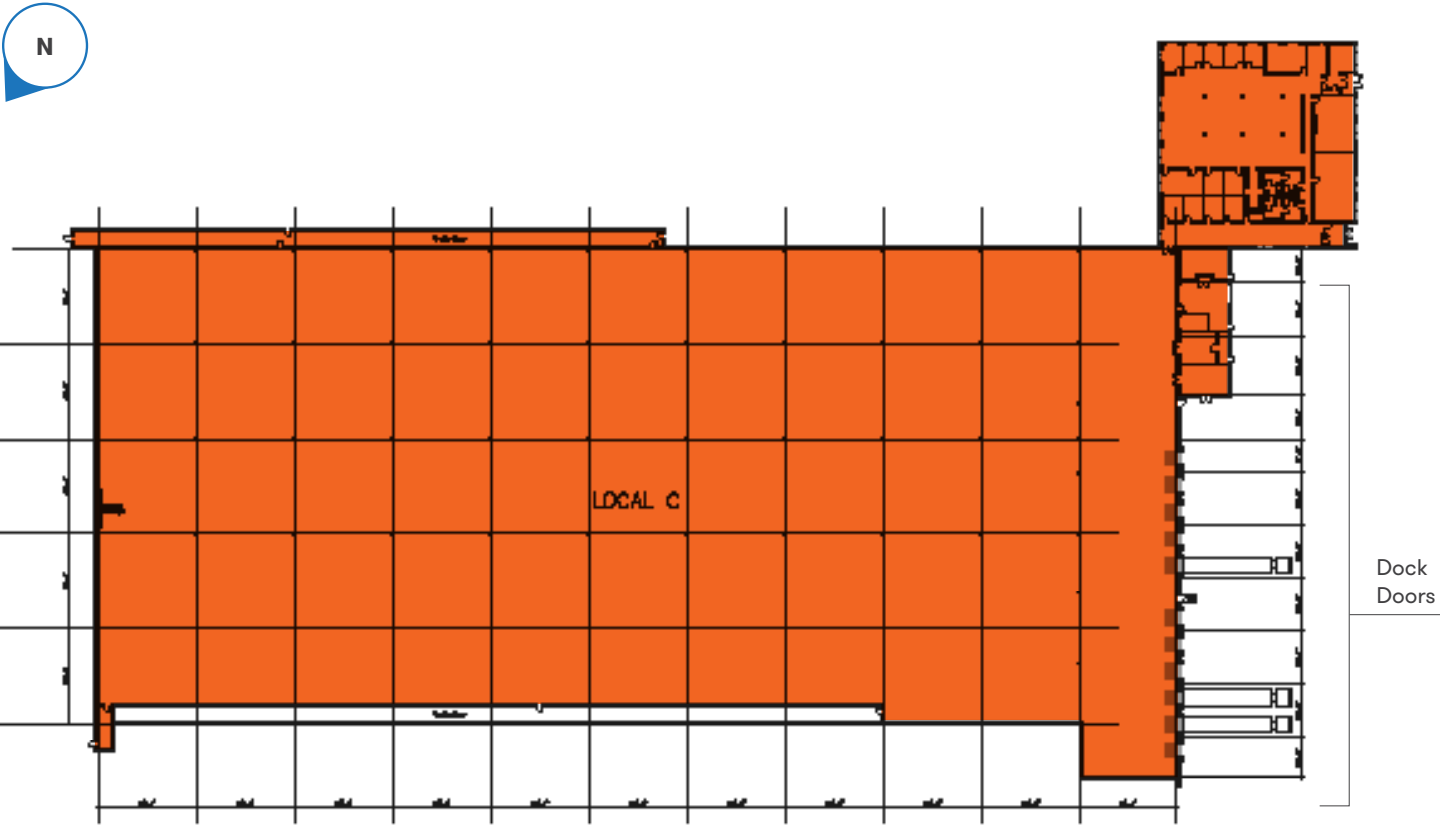
11 Dock-High Doors

1 Drive-In Door (12' x 14')

Office: 10,500 SF

Clear Height: 32'

Column Grid: 48' x 50'

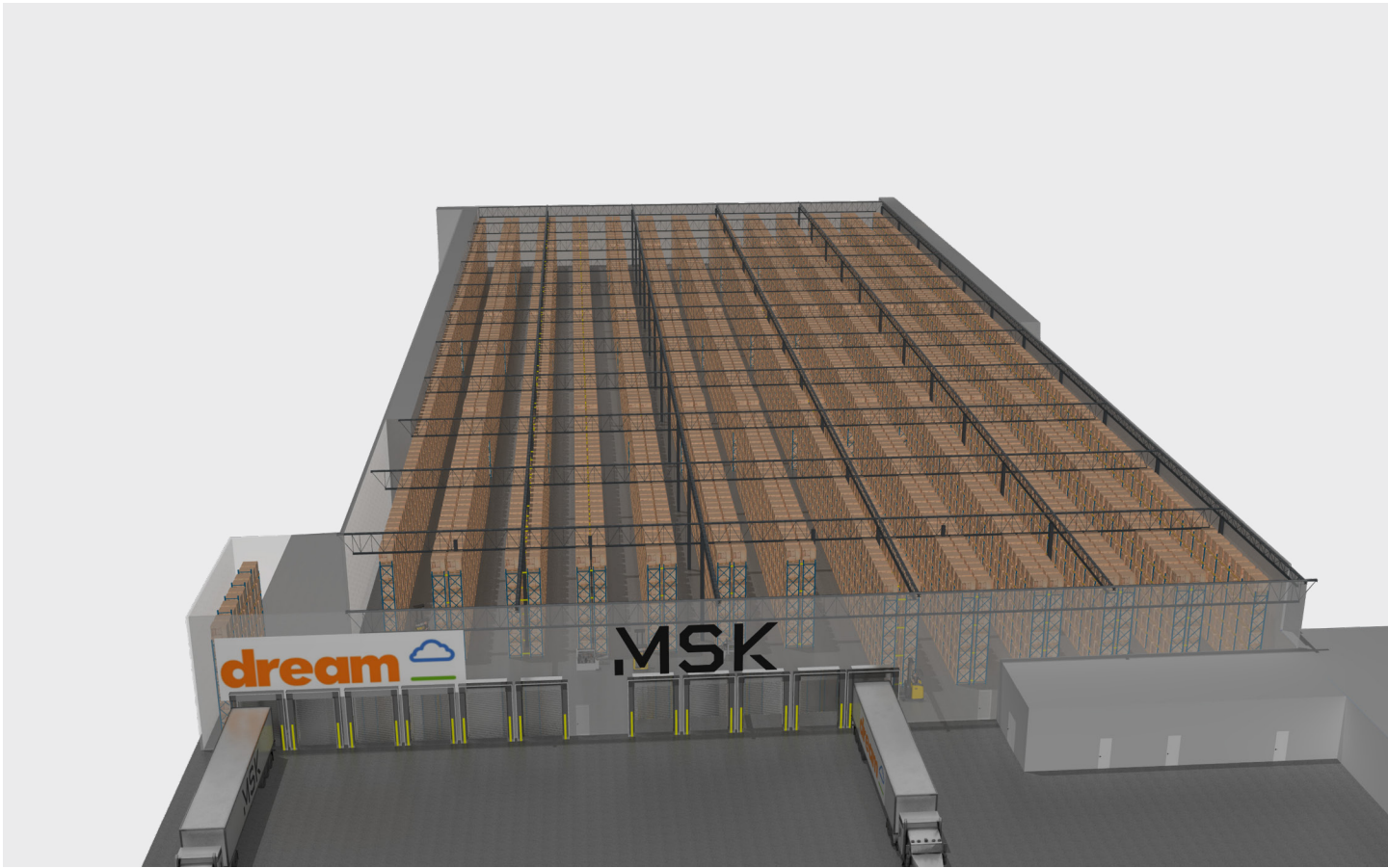


Racking Plan

Two configuration options to match your operational requirements:

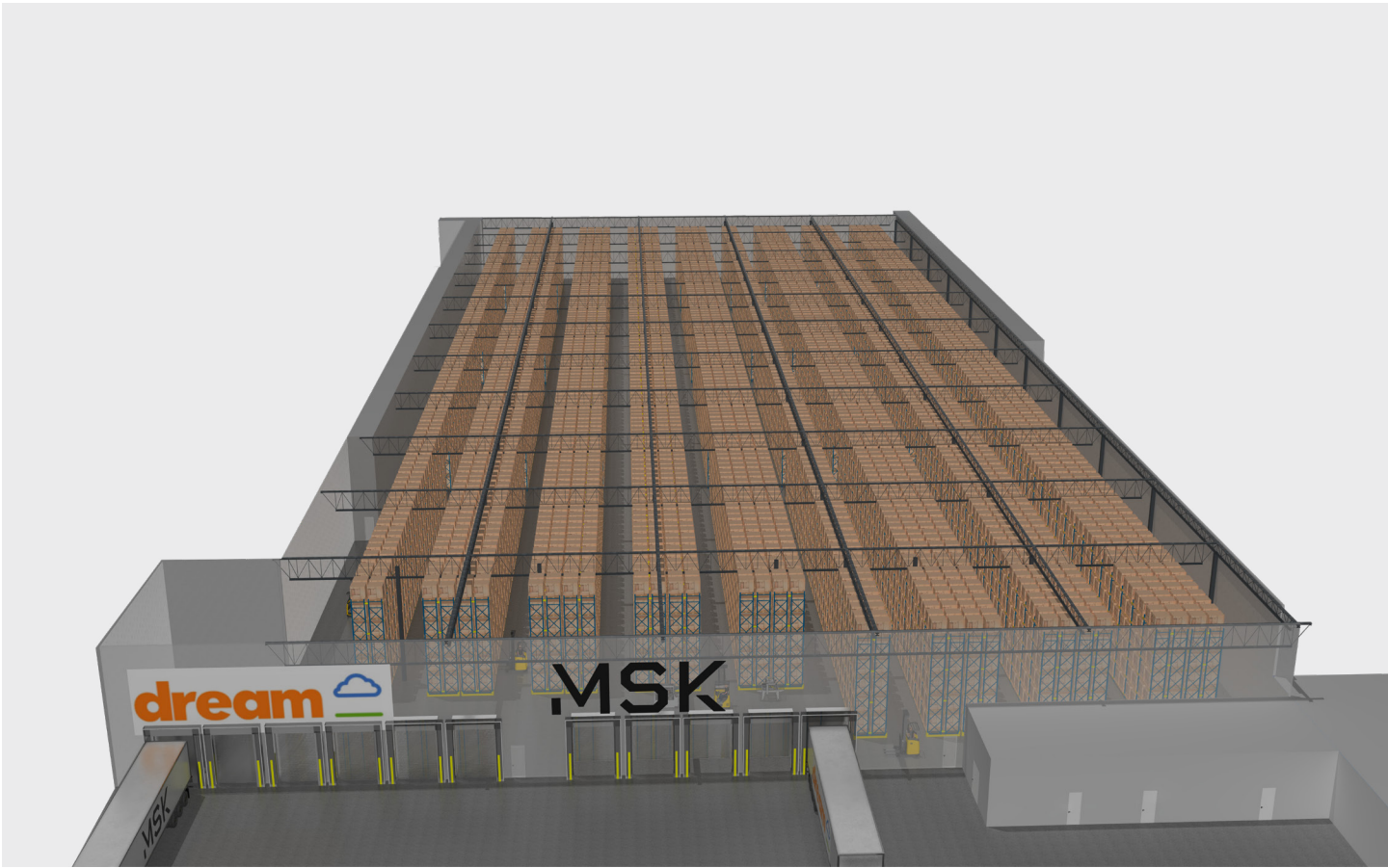
Option 1 Standard Selective Racking

- 17,300 pallet positions
- Full accessibility to every pallet
- Optimal for high SKU counts and frequent rotation



Option 2 Double-Deep Racking

- 21,500 pallet positions
- 24% increase in storage density
- Optimal for bulk storage with lower SKU counts



Both configurations are ready for immediate deployment with 32' clear height and 48' x 50' column spacing.

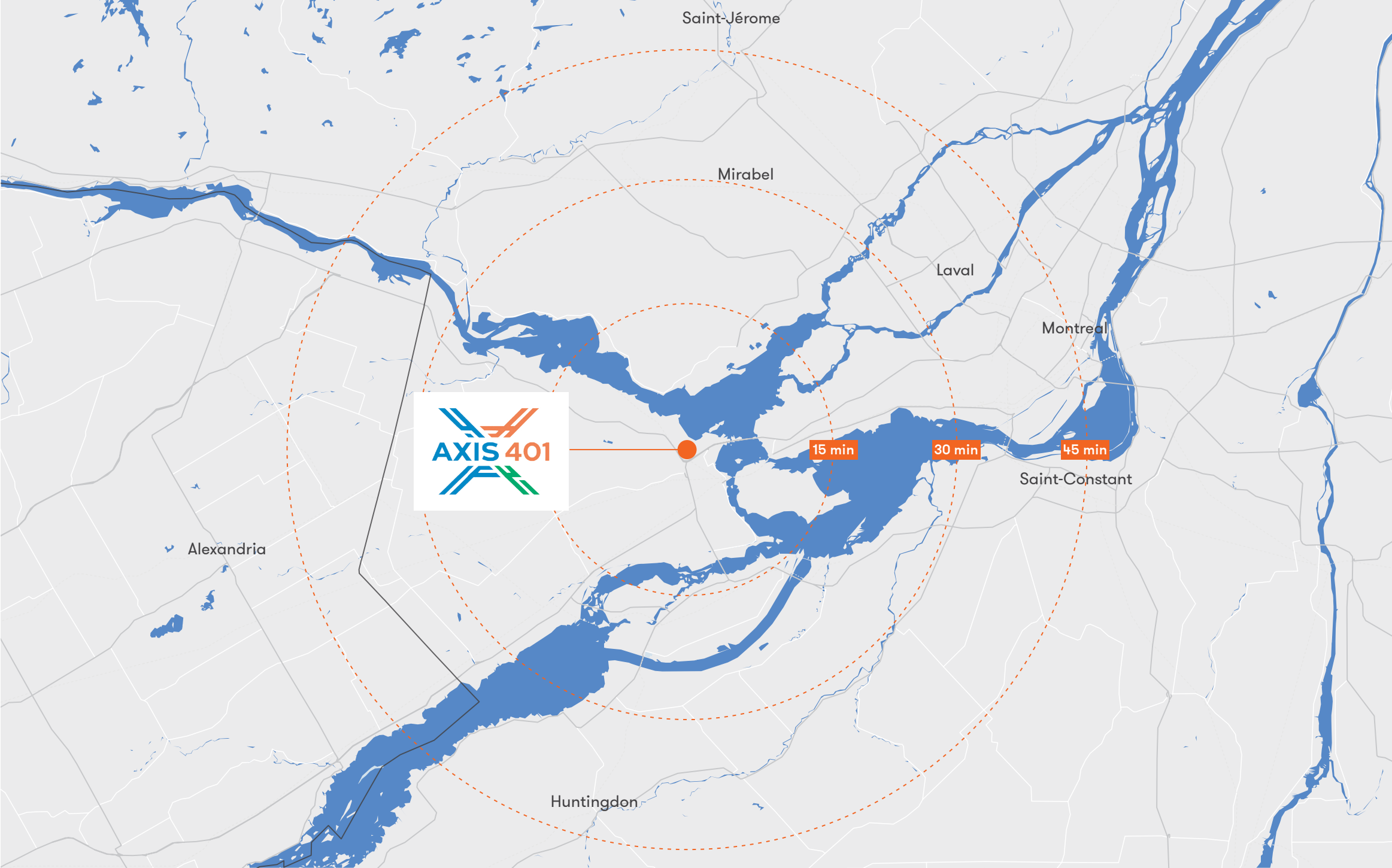
Location

Your freight moves faster from here

Vaudreuil-Dorion sits at the intersection of Greater Montreal’s primary transportation corridors—Highway 40, CN/CP rail, YUL Airport, and the Port of Montreal. This multimodal connectivity enables same-day delivery to 4.3 million consumers while maintaining efficient access to cross-border and long-haul routes.

Drive-Time Market Reach

15 minutes	500,000 consumers
30 minutes	2.1 million consumers
45 minutes	4.3 million consumers



Connectivity Metrics



HIGHWAY ACCESS

- 2 km to Highway 40
- Direct access
- New Île-aux-Tourtes Bridge easing congestion (2027)



AIR CONNECTIVITY

- 15 km to YUL Airport
- International air cargo
- Express freight services



MULTIMODAL NETWORK

- 18 km to CN/CP rail
- Class 1 rail network
- Ocean + rail freight



CROSS-BORDER ACCESS

- 25 km to Port of Montreal
- 60 min to US border (Lacolle)
- I-87 corridor to New York



401 Rue Marie-Curie

Vaudreuil-Dorion, QC

Exclusive Listing Agents

Dominic Bonin

Senior Vice President
+1 514 206 3595
dominic.bonin@jll.com

Avi Cohen

Associate Vice President
+1 514 827-2212
avi.cohen@jll.com

Felix Carbonneau

Associate
+1 514 582 4355
felix.carbonneau@jll.com

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