

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](#)





## 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.

## 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

### Leasing Requirements



Zoning  
I2 - I28



Asking Rent  
\$13.50 PSF



Additional Rent  
\$3.75 PSF

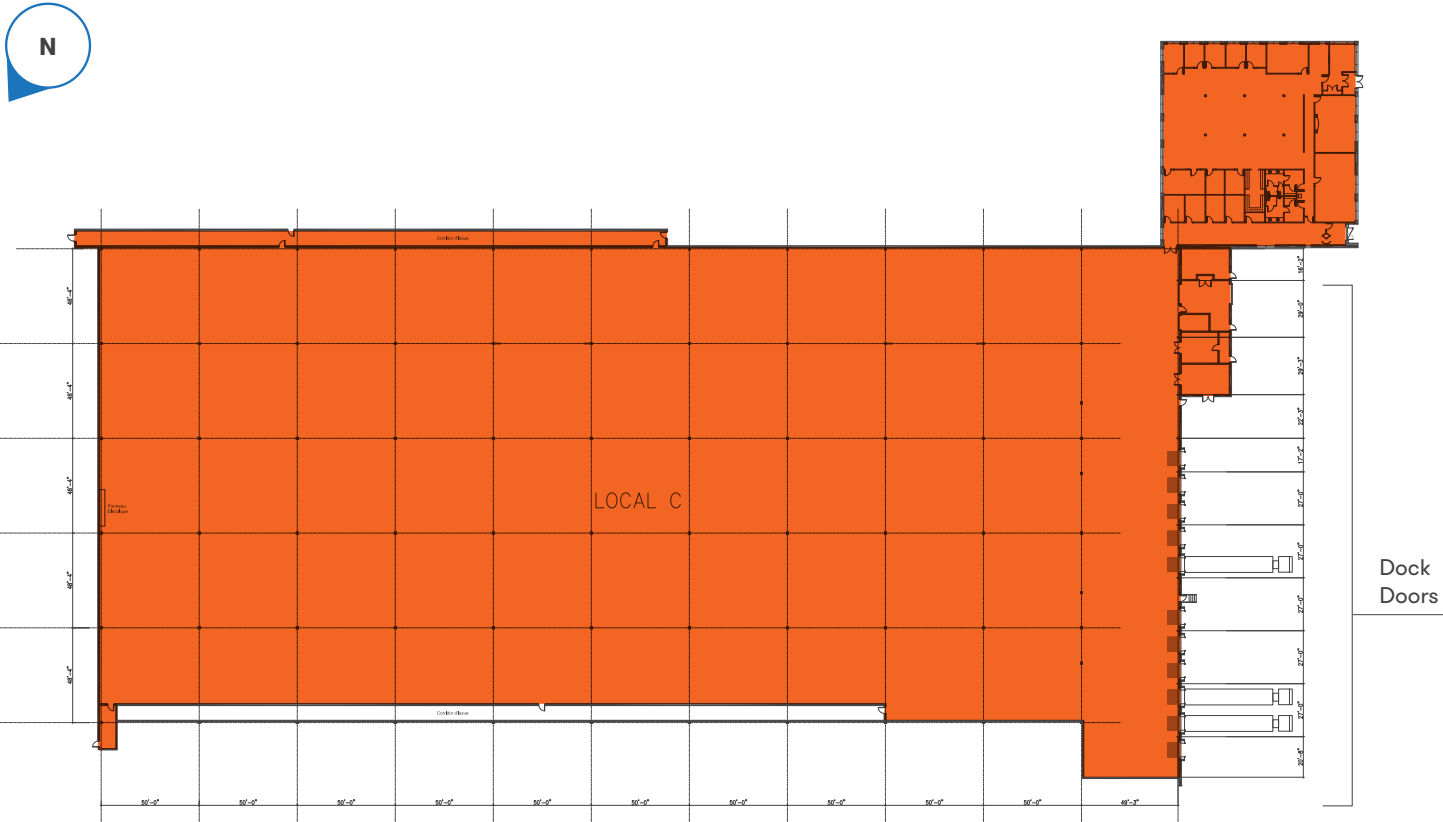


Available  
Immediate  
possession

# 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'	



/±134 201 SF Industrial area

# Racking Plan

Two configuration options to match your operational requirements:

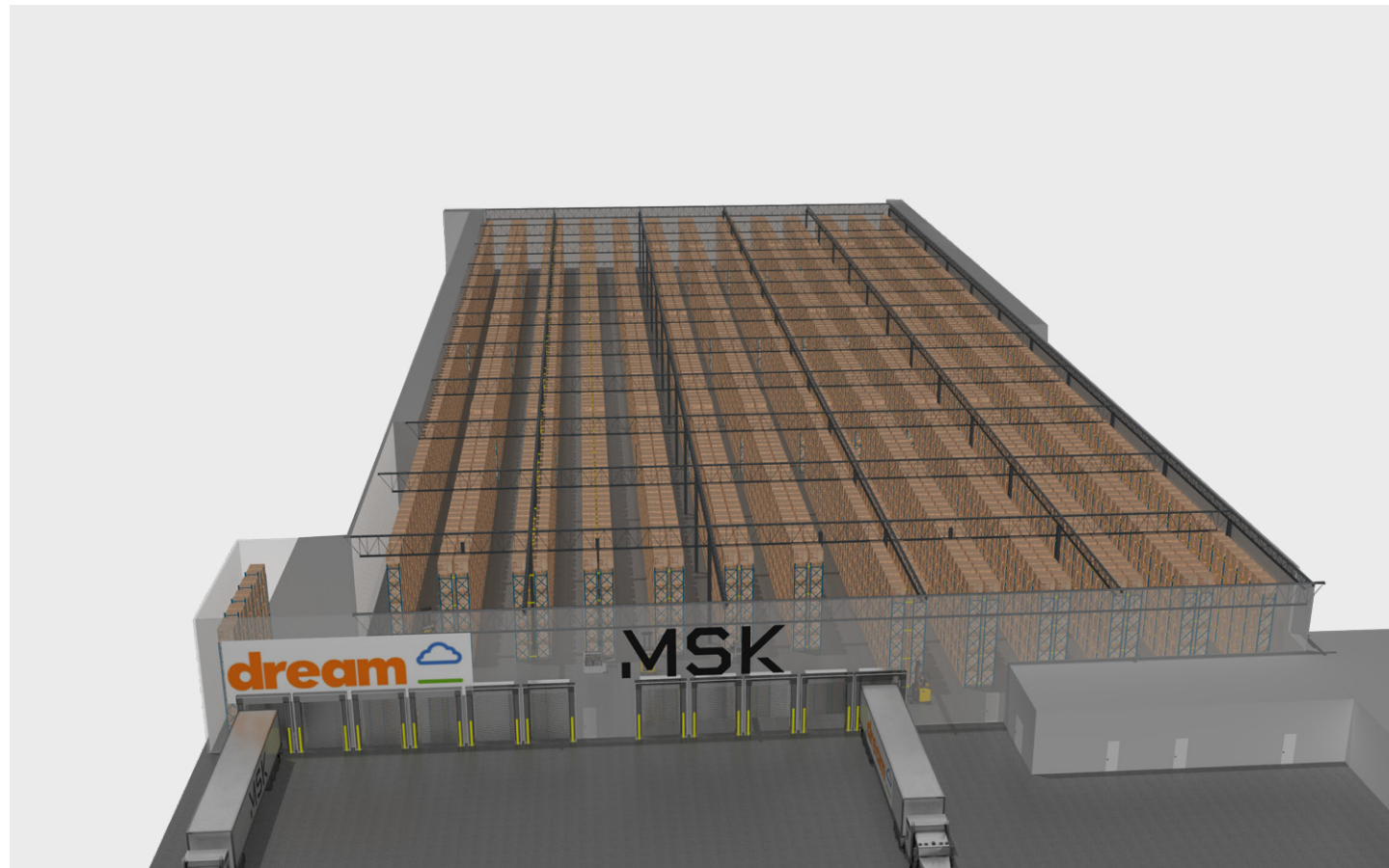
## Option 1

### Standard Selective Racking

17,300 pallet positions

Full accessibility to every pallet

Optimal for high SKU counts and frequent rotation



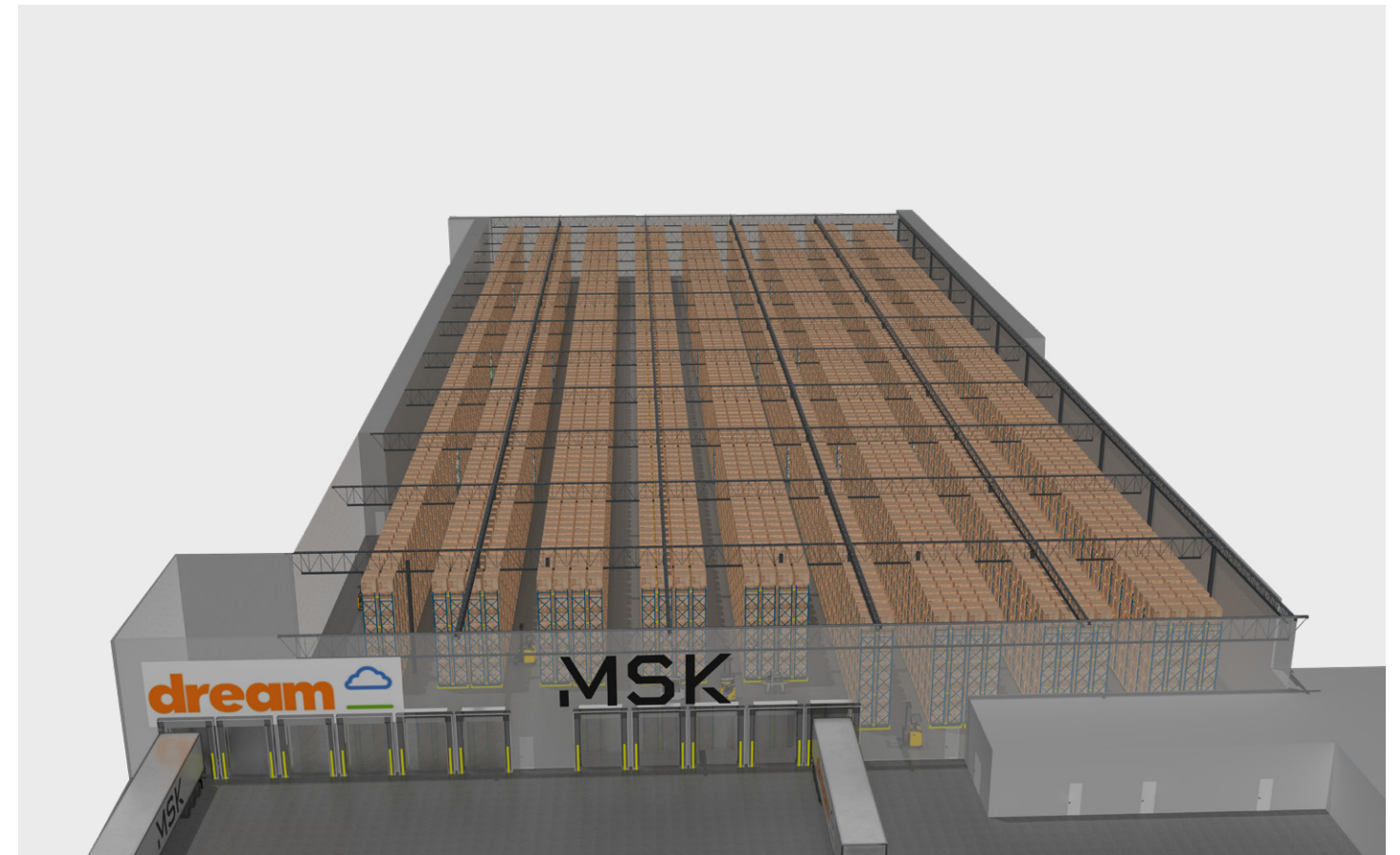
## Option 2

### 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.

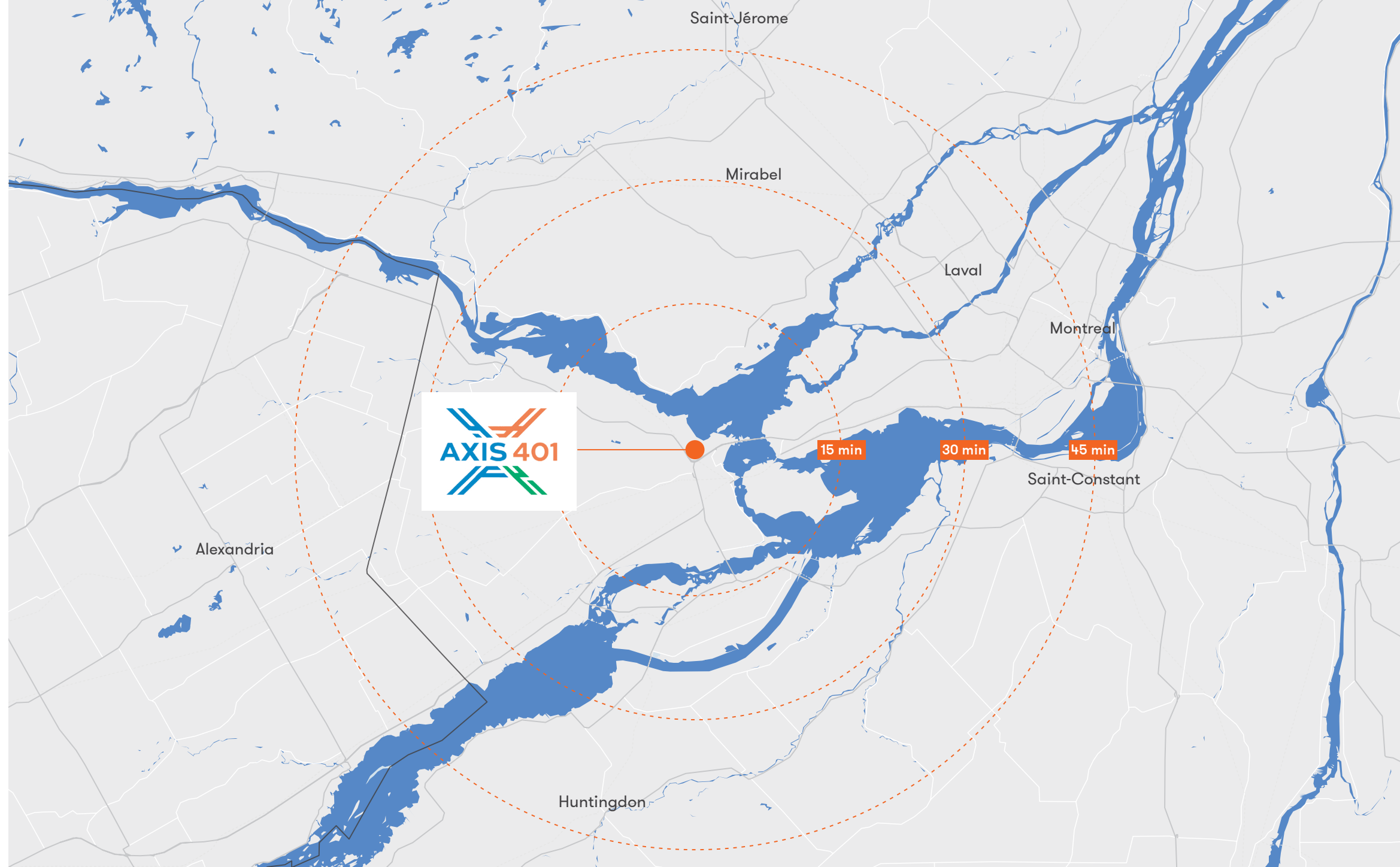
# Location

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
- Zero traffic delays

### 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



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## Exclusive Listing Agents

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