



TURNKEY PROJECT FOR LEASE

240,000 SQ. FT. AVAILABLE FOR LEASE

2375 HENRY-FORD VAUDREUIL-DORION QC - EXIT 4 HIGHWAY 30

SITE LOCATION

Located 30 minutes west of Montreal and approximately 20 minutes from the Ontario border. The Property is surrounded by (and has direct access to) Highways 20, 30 and the Trans-Canada (40) where they all merge in the City of Vaudreuil.



ONSITE SERVICES



RESTAURANTS



TRUCK WASH



GAS/DIESEL



PROPERTY SPECIFICATIONS

Zoning

Industrial 12-652

Building

Warehouse 228,500 sq. ft.

Office (proposed) 11,425 sq. ft.

Total 239,925 sq. ft.

Clear Height

up to 40' clear

Column Span

38x40 (60' Marshalling)

Land

550,000 sq. ft.

Shipping

28 dock-level doors (ratio 1/8,160 sq. ft.), 1 drive-in

Services

Municipal water, sewer, gas, Hydro, Bell

USES

- Warehousing/Distribution
- Transportation/Trucking Facility
- Manufacturing
- Dealerships
- Exterior Storage Permitted

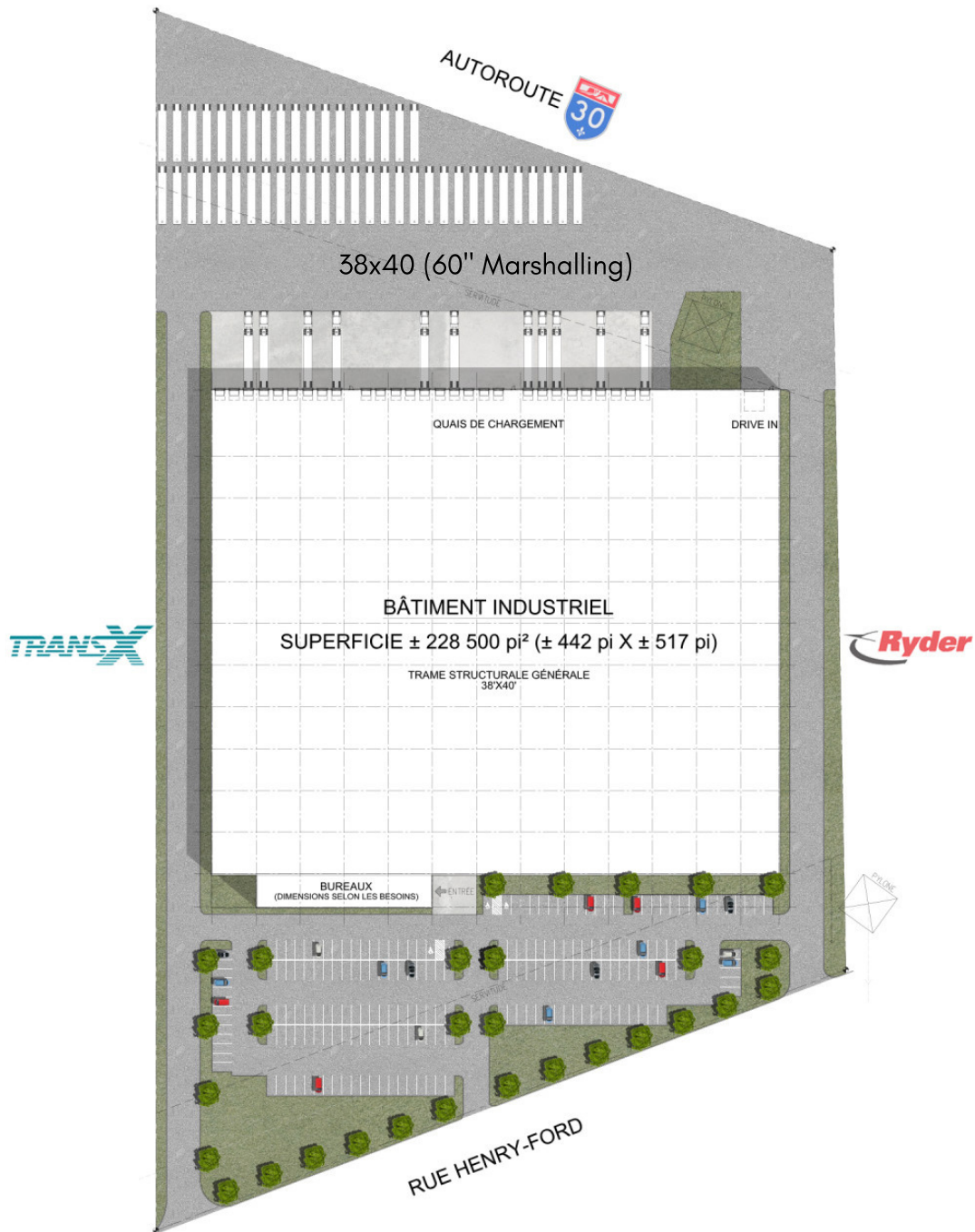
CONTACT

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PETAX
INVESTMENTS INC.



PROPERTY HIGHLIGHTS

- Exceptional location
- Highway visibility
- Quick and direct access to all major Highways
- Easy on and off highway ramps
- Many existing services within this Commercial/Industrial development
- Availability Q4 2022
- Other locations available within this development for commercial and industrial turnkey projects - for additional information about the site please visit: <https://petax.ca>



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