

MI
TRIMONT

BROCCOLINI

INDUSTRIAL SPACE
FOR LEASE

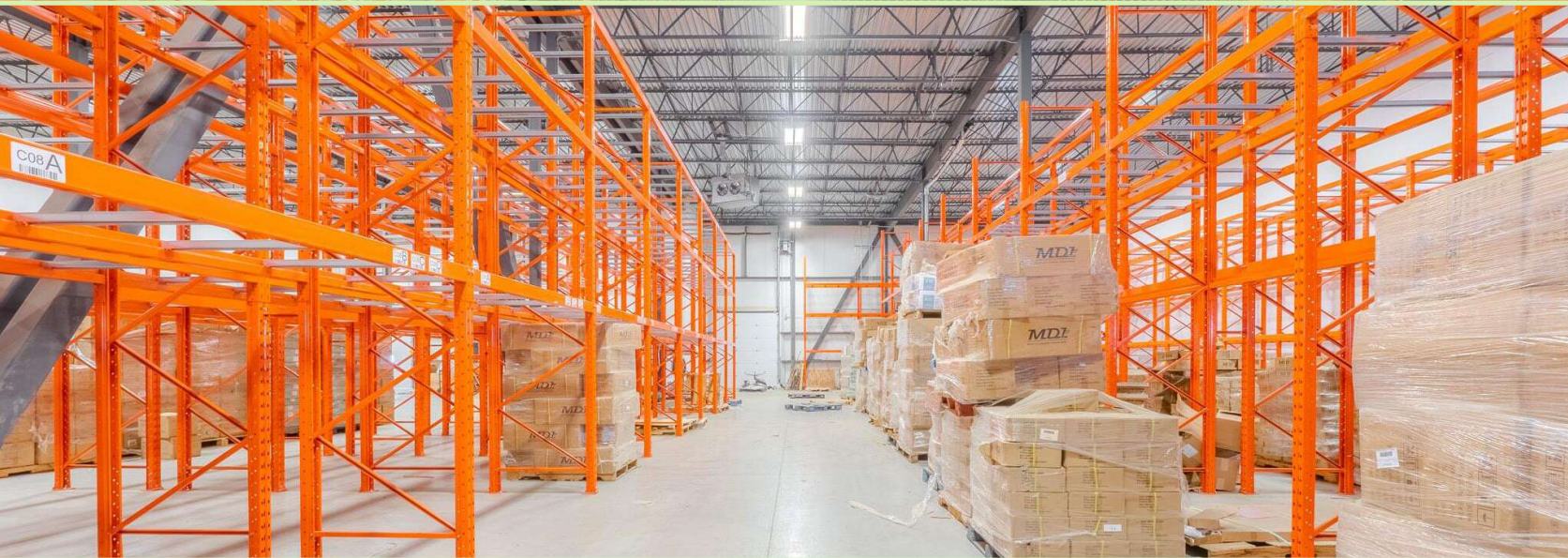
980

Rue Valois

Vaudreuil-Dorion












SPACE DETAILS



FEATURES

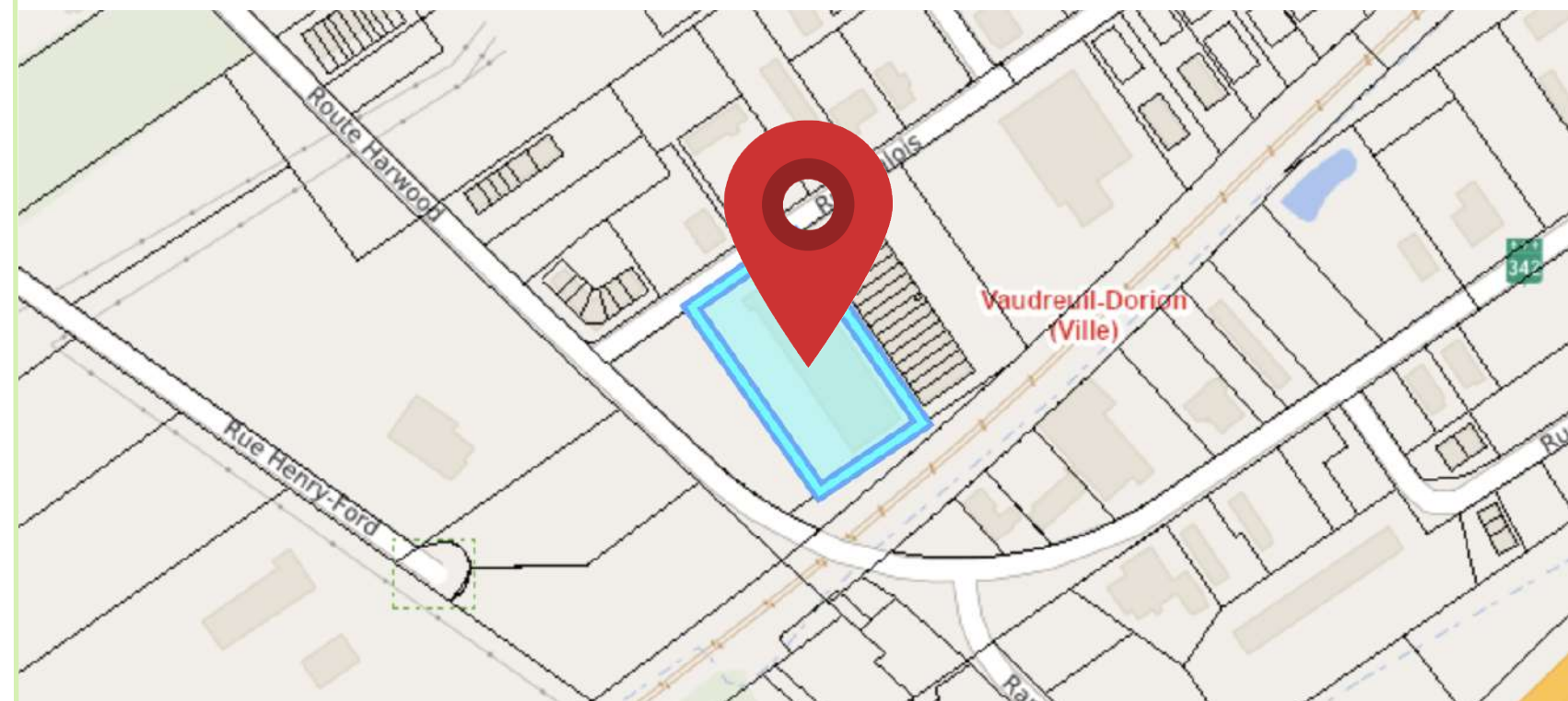
- Strategically located near Highways 20, 30, and 40, ensuring efficient transportation routes to Montreal, Ontario, and the U.S. border.
- Modern industrial facility designed to accommodate diverse operational needs.
- Optimal clear height and column spacing for warehousing, distribution, and manufacturing.
- Ample on-site parking.

	TOTAL AVAILABLE AREA	± 17,289 SQ.FT.
	INDUSTRIAL AREA	± 15,548 SQ.FT.
	OFFICE AREA	± 1,741 SQ.FT.
	TRUCK-LEVEL DOORS	2
	DRIVE-IN DOOR	2
	COLUMN SPAN	32' x 29'
	CLEAR-HEIGHT	24'
	LIGHTING	T5
	ELECTRICAL ENTRY	250A/600V 100A/600V

ZONING DETAILS

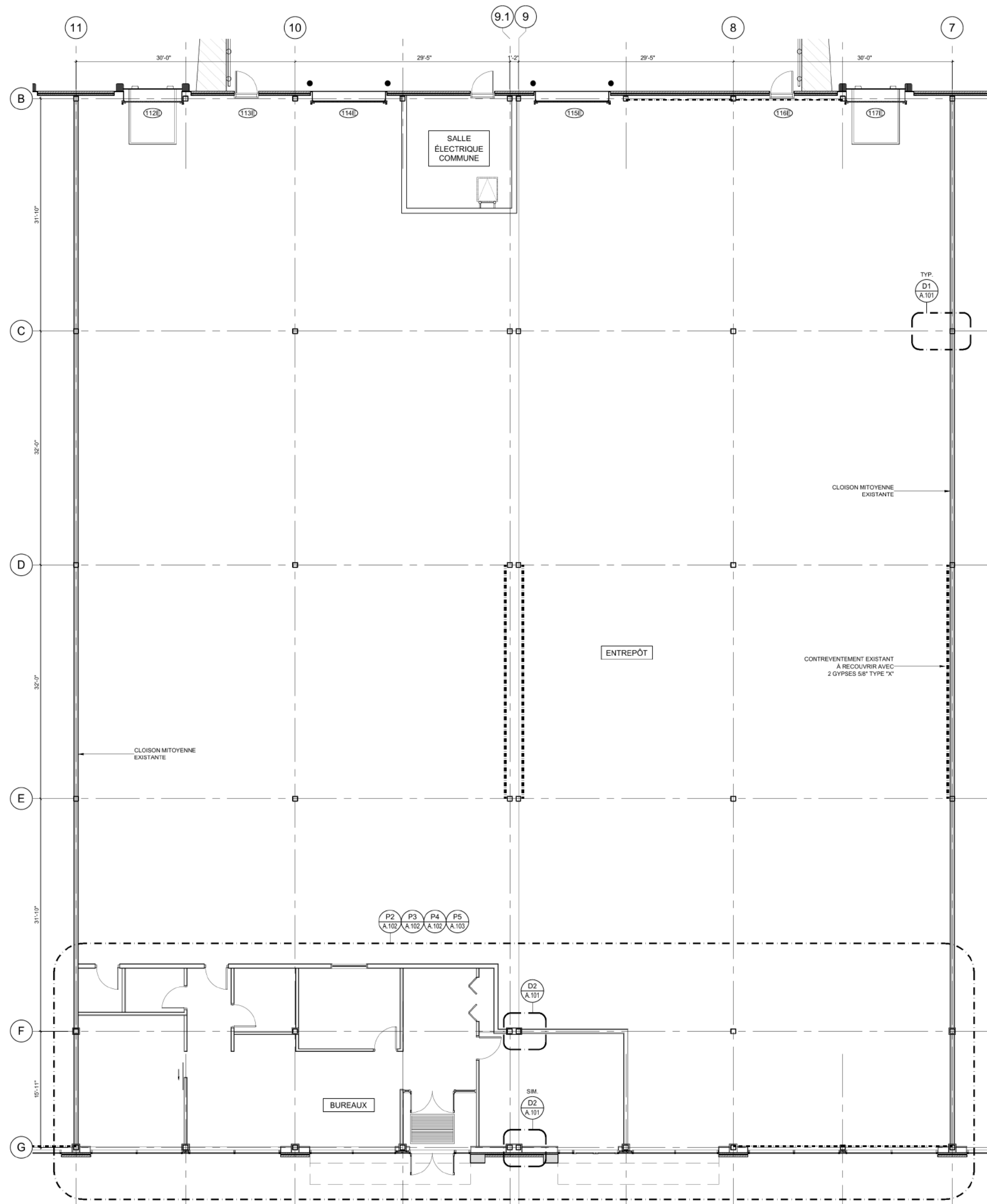
ZONE: 12-651

TRANSPORT, WAREHOUSING, AND DISTRIBUTION (C4)
 MANUFACTURING AND WHOLESALE (I2)
 PUBLIC AND RECREATIONAL (P1)



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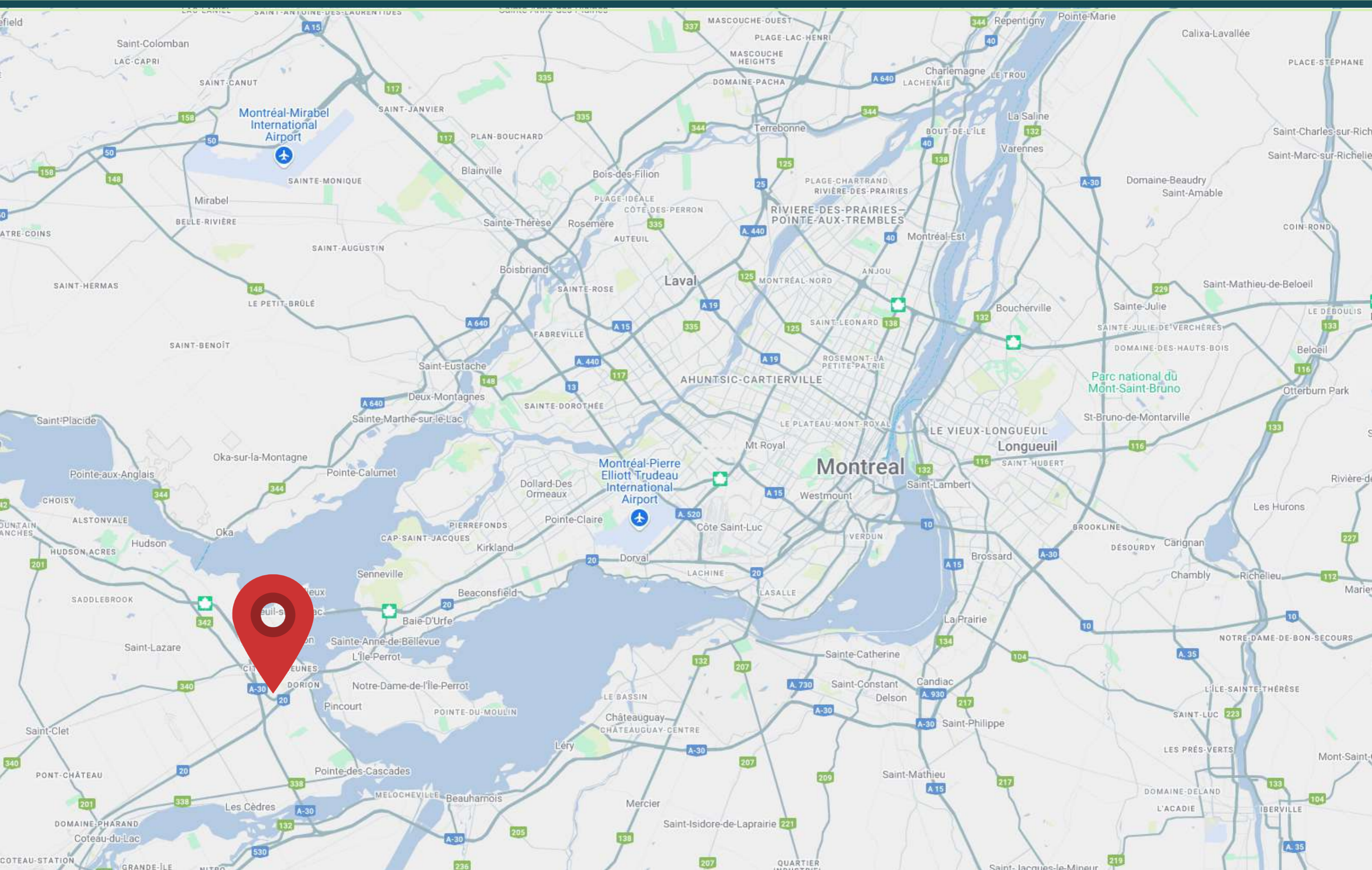
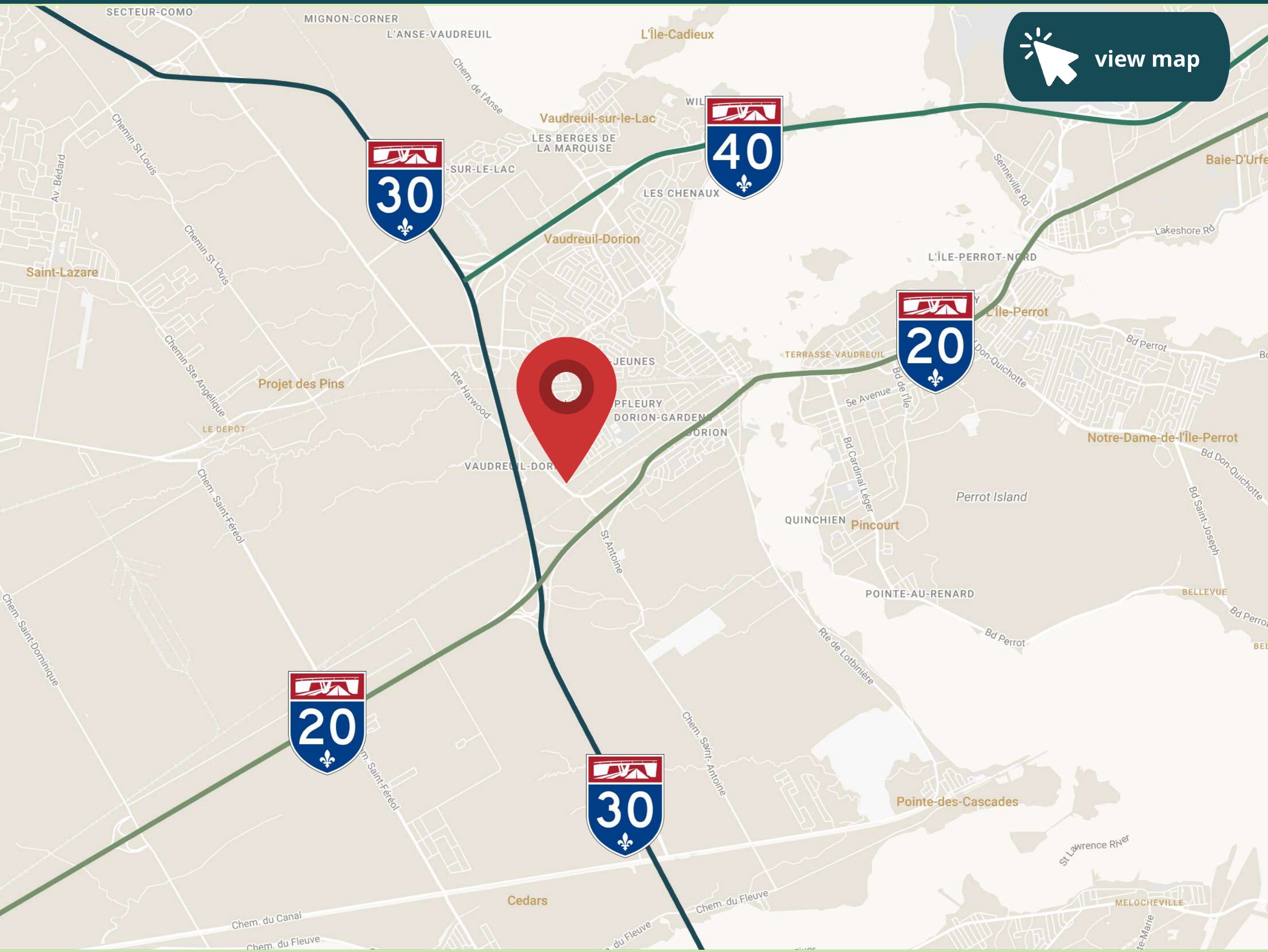
SPACE PLAN



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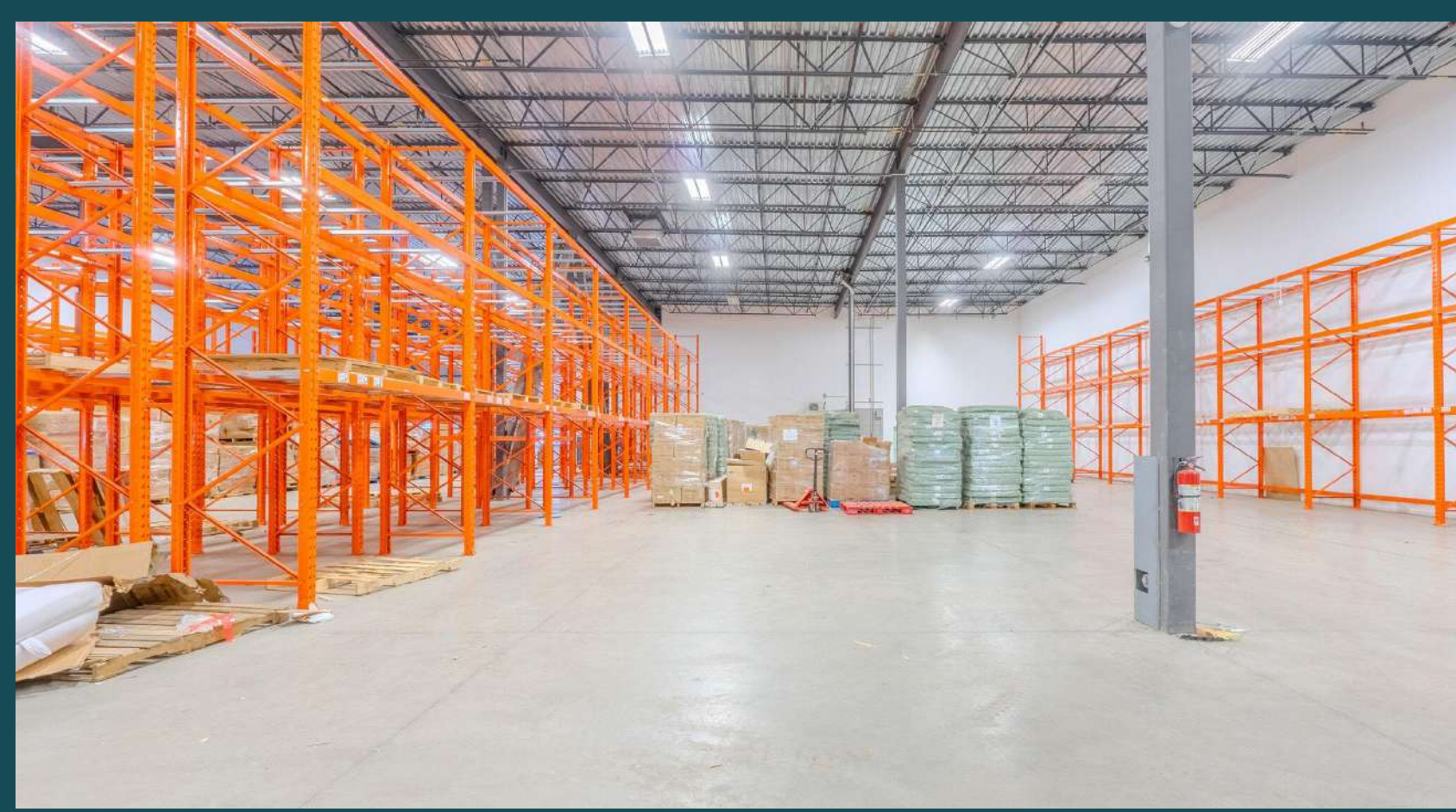
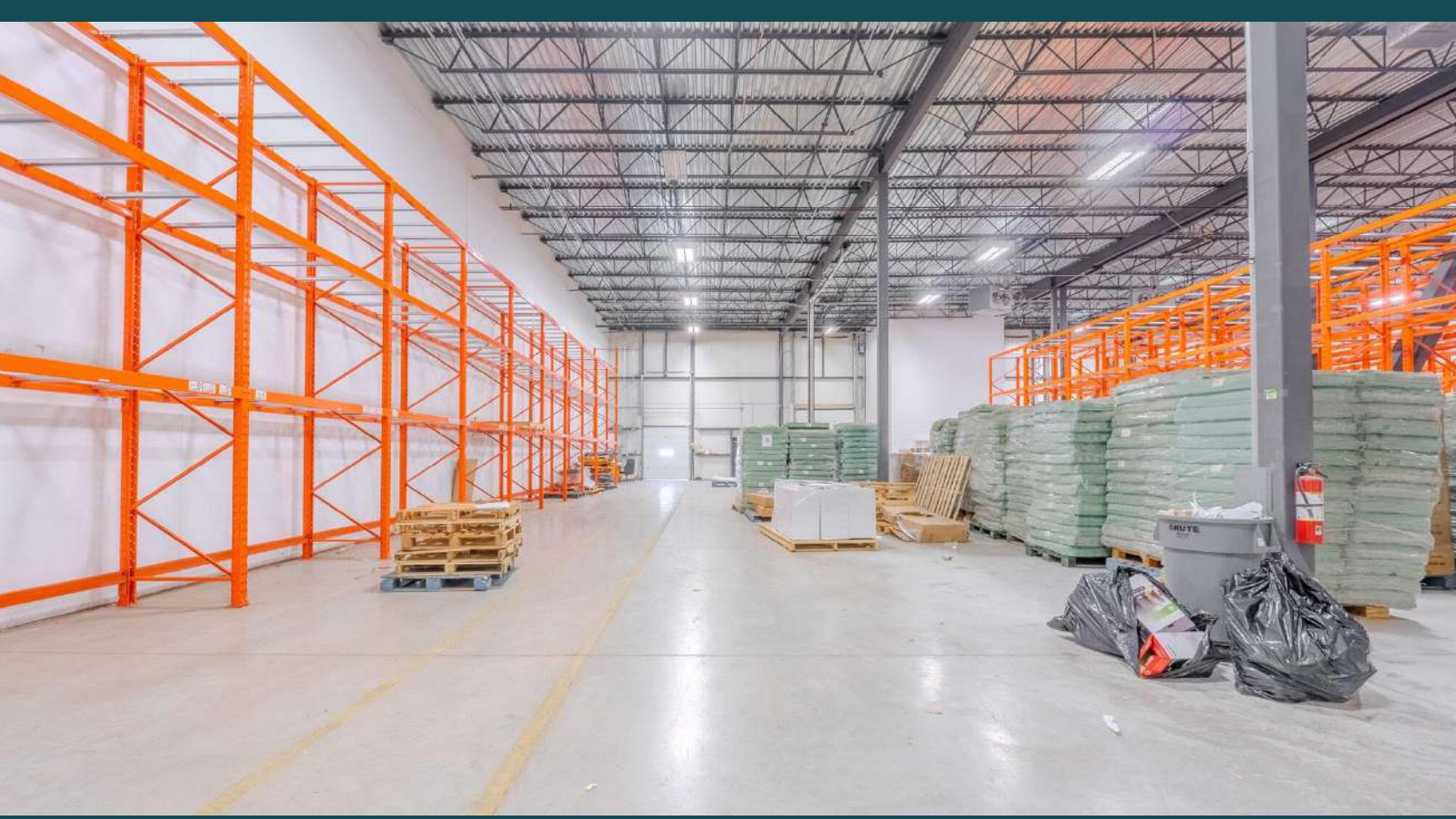
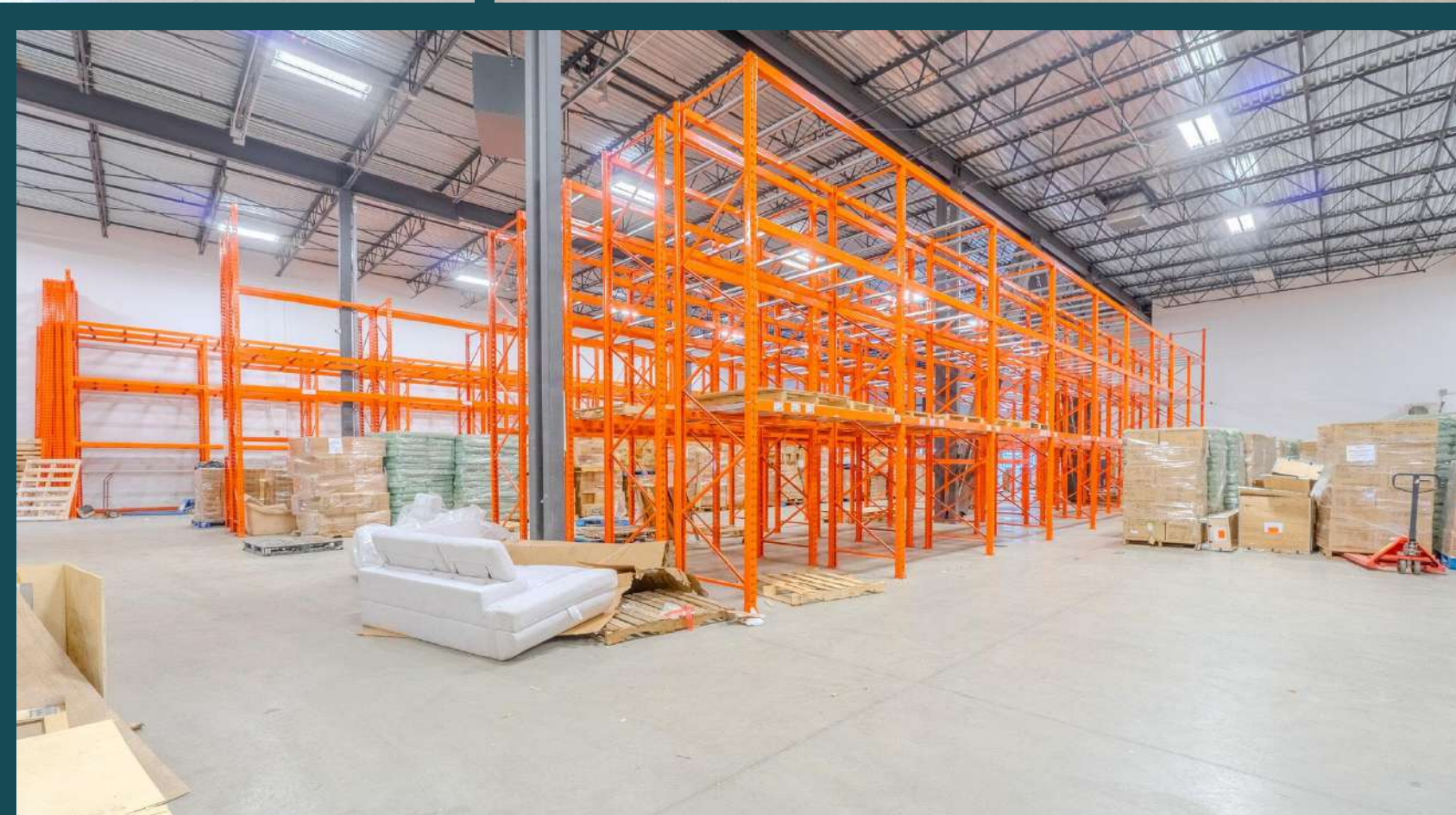
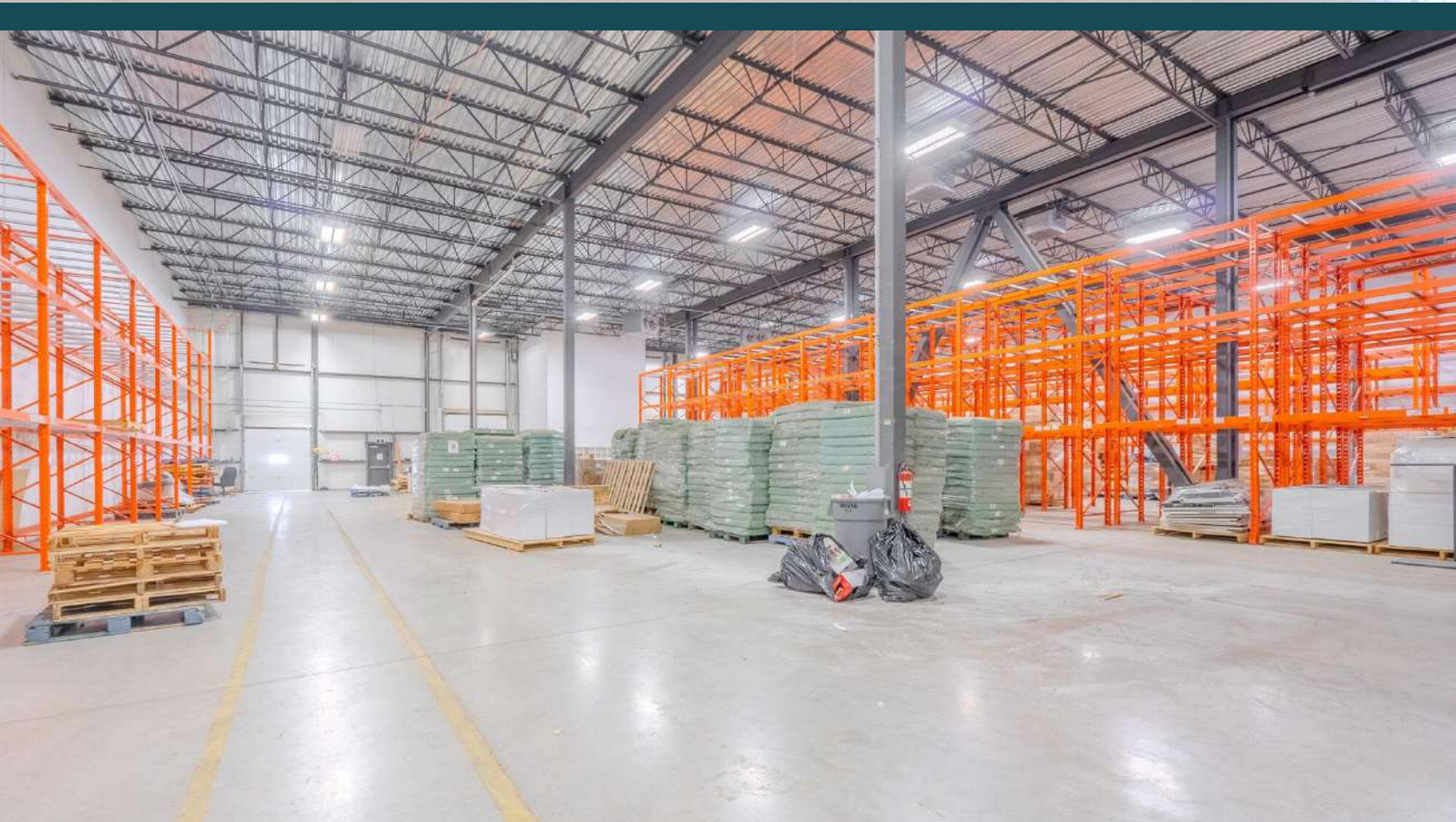
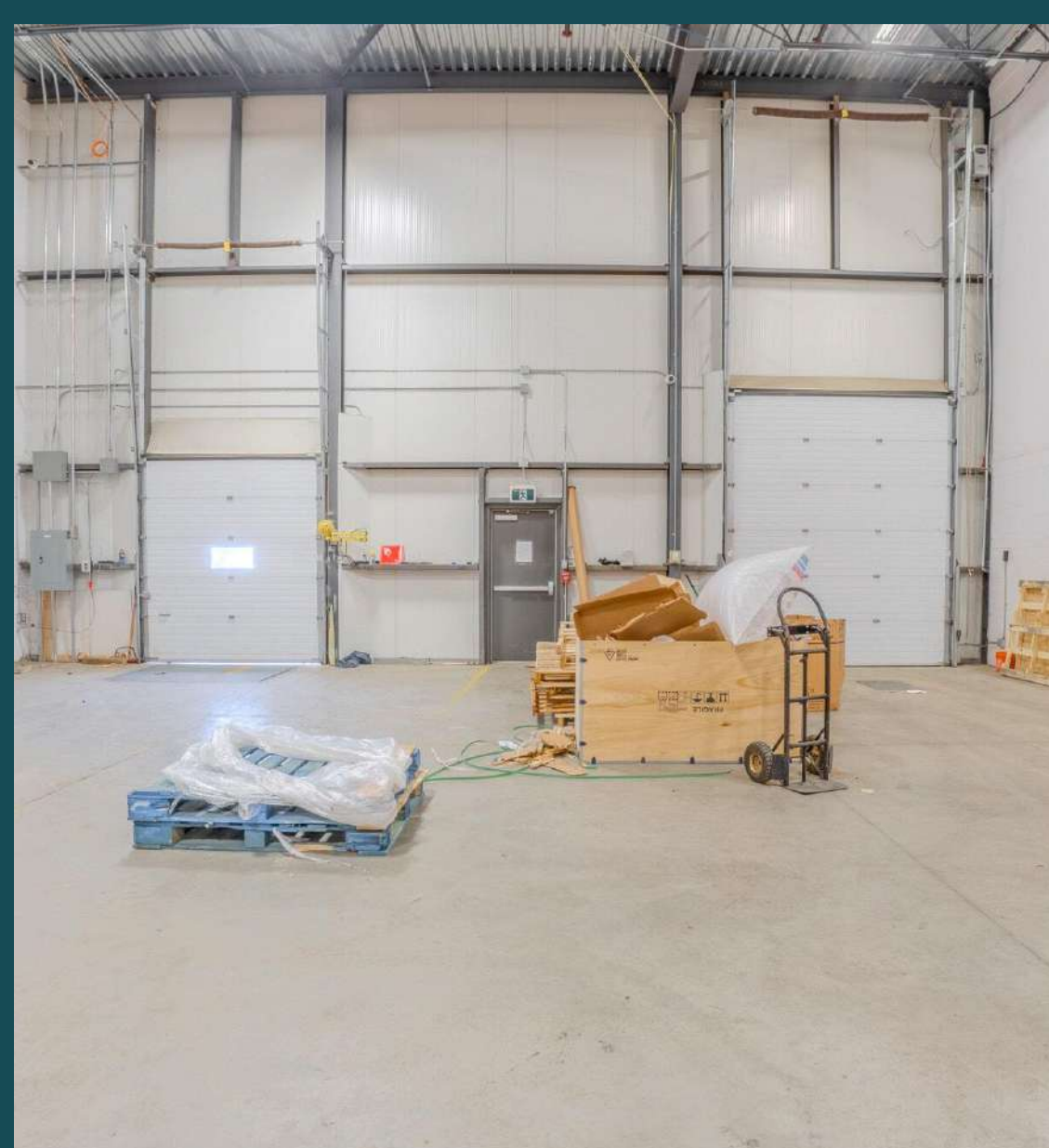
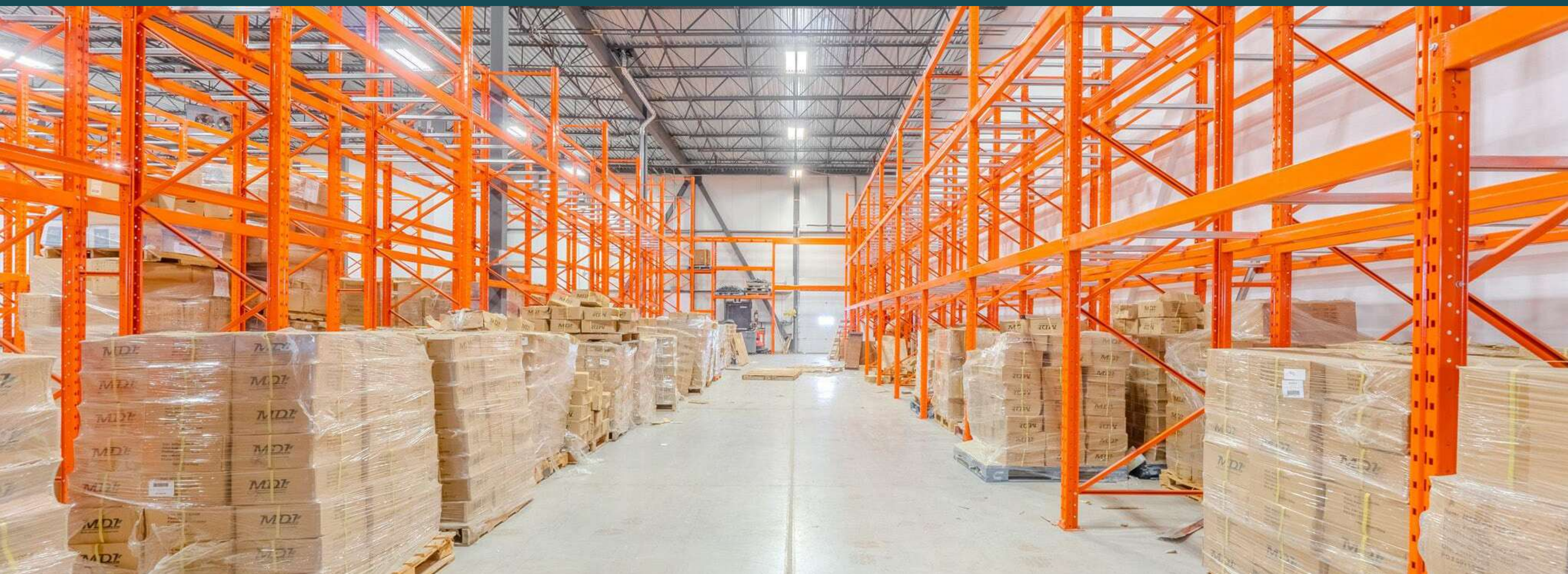
LOCATION

Strategically located near **Highways 20, 30, and 40**, ensuring efficient transportation routes to Montreal, Ontario, and the U.S. border.



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