



**401 Marie-Curie Street, Vaudreuil-Dorion, QC**

# Class A Distribution Space Ideal for Food Distribution **For Sublease**

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# Property Overview

401 Marie-Curie Street, Vaudreuil-Dorion



<b>End of Term</b>	June 30 <sup>th</sup> , 2030
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<b>Total Buiding Area</b>	± 144,806 SF
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<b>Warehouse Area</b>	± 134,306 SF
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<b>Office Area</b>	± 10,500 SF
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<b>Shipping</b>	11 TL (vertical docks)
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<b>Clear Height</b>	32'
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<b>Sprinklers</b>	Yes
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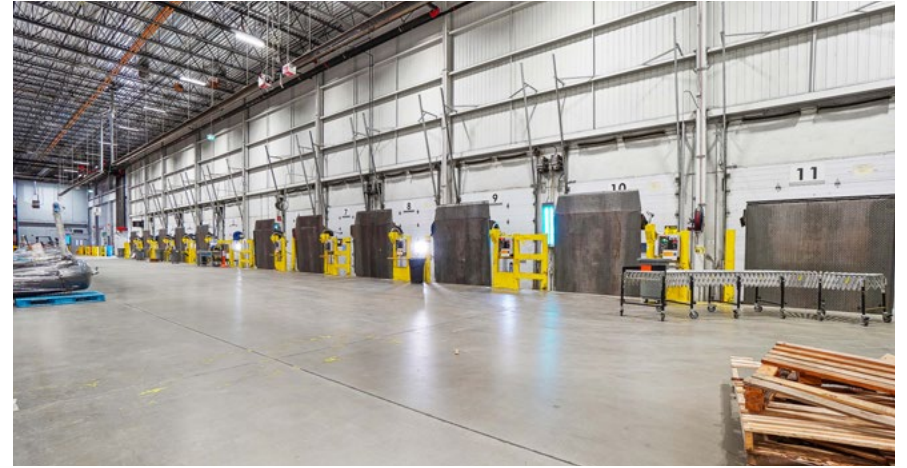
<b>Ventilation</b>	Fully air-conditioned warehouse
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<b>Electricity</b>	400A / 600 V
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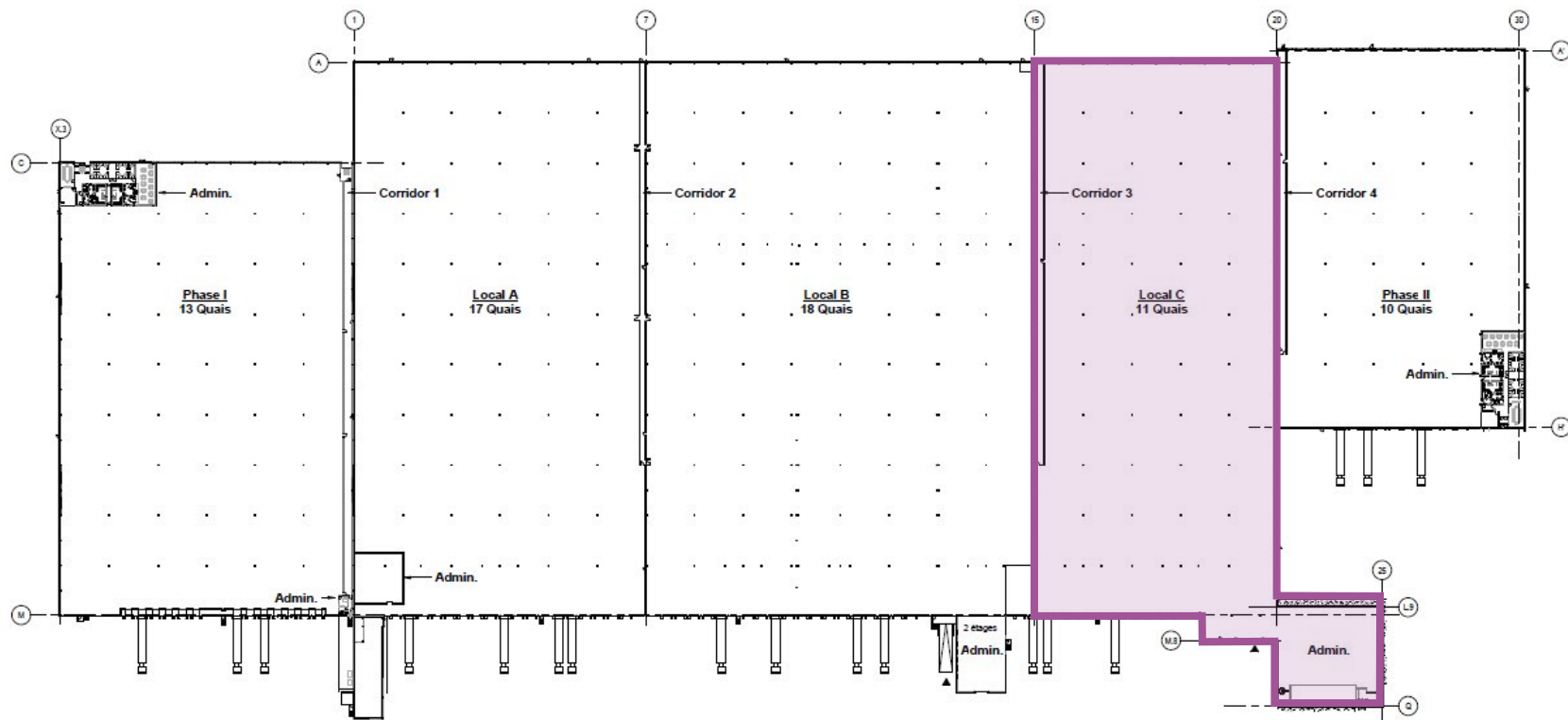
<b>Parking</b>	40 trailer parking spaces included Trailer storage available Ample employee parking
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# Property *Photos*



# Site Plan



Trailer storage  
available



Excellent access to  
highways 20, 30 & 40








144,806 SF - 11 truck-level doors

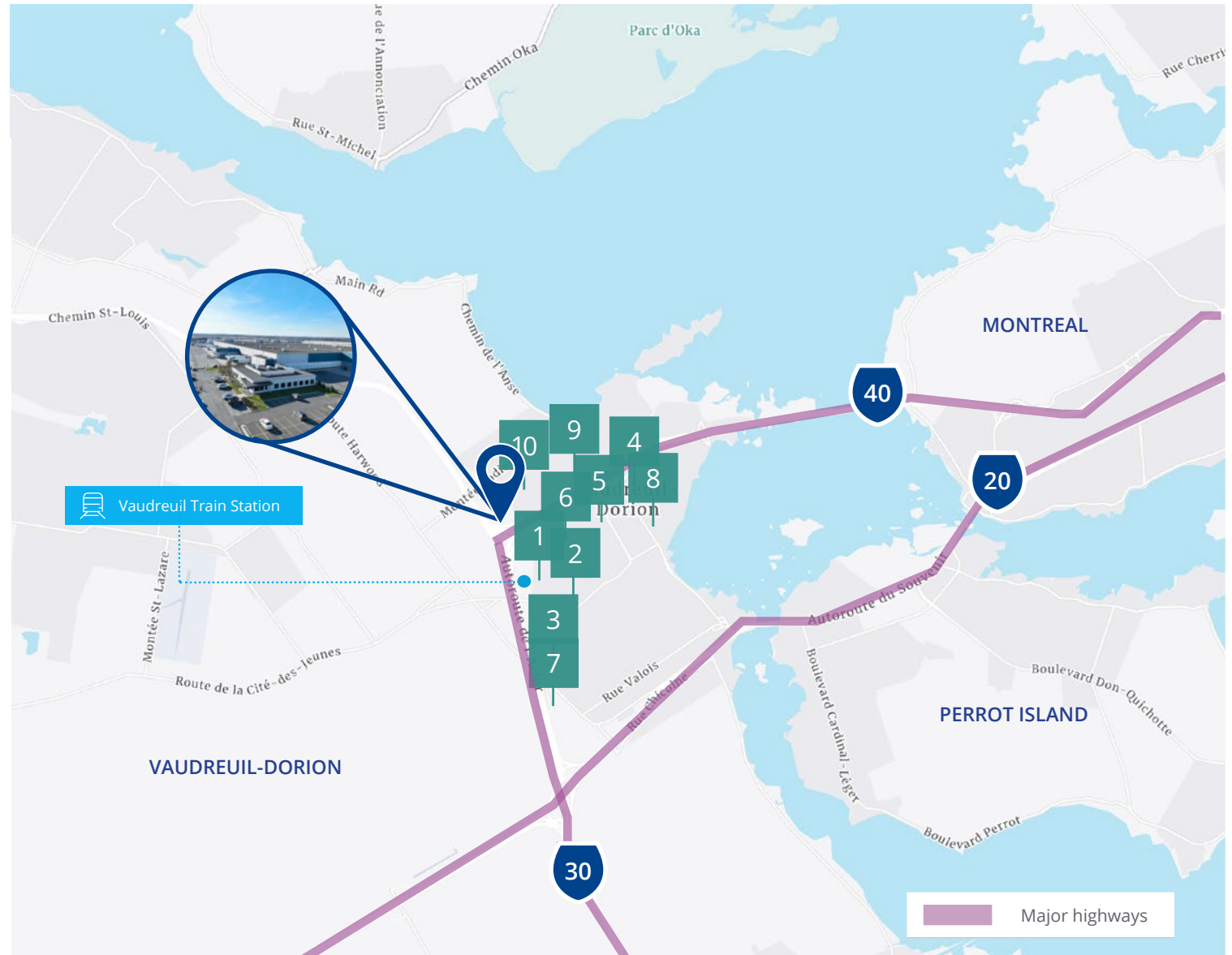


# Nearby Amenities

401 Marie-Curie Street,  
Vaudreuil-Dorion

- |    |                           |
|----|---------------------------|
| 1  | Marshalls & HomeSense     |
| 2  | Walmart Supercentre       |
| 3  | Alimentation Francine Roy |
| 4  | Canadian Tire             |
| 5  | Winners                   |
| 6  | Bâton Rouge               |
| 7  | Tim Hortons               |
| 8  | Jean-Coutu                |
| 9  | Costco Pharmacy           |
| 10 | Subway                    |

- |                                                                                     |                                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | <b>Highway 40</b><br>1.1 km   4 minutes             |
|  | <b>Highway 30</b><br>2.1 km   12 minutes            |
|  | <b>Highway 20</b><br>5 km   18 minutes              |
|  | <b>Vaudreuil Train Station</b><br>2 km   10 minutes |
|  | <b>Downtown Montreal</b><br>45.5 km   50 minutes    |





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