

**MI**  
TRIMONT

**BROCCOLINI**

INDUSTRIAL SPACE  
**FOR LEASE**

**980**

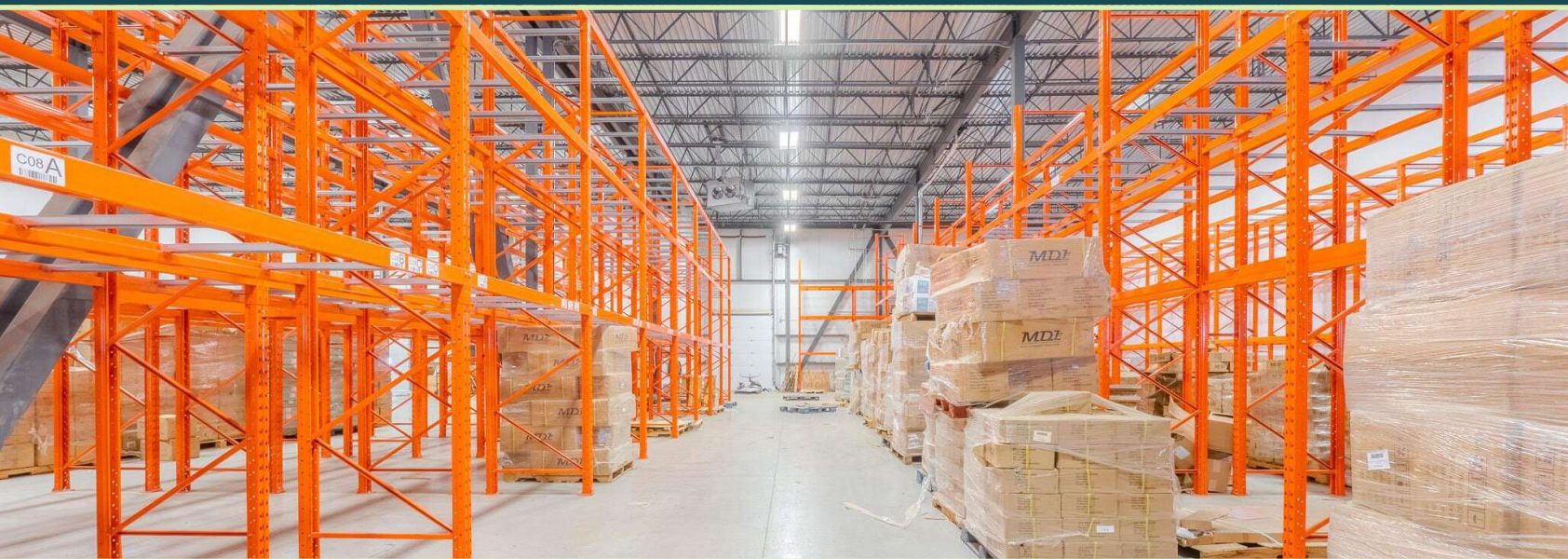
**Rue Valois**

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

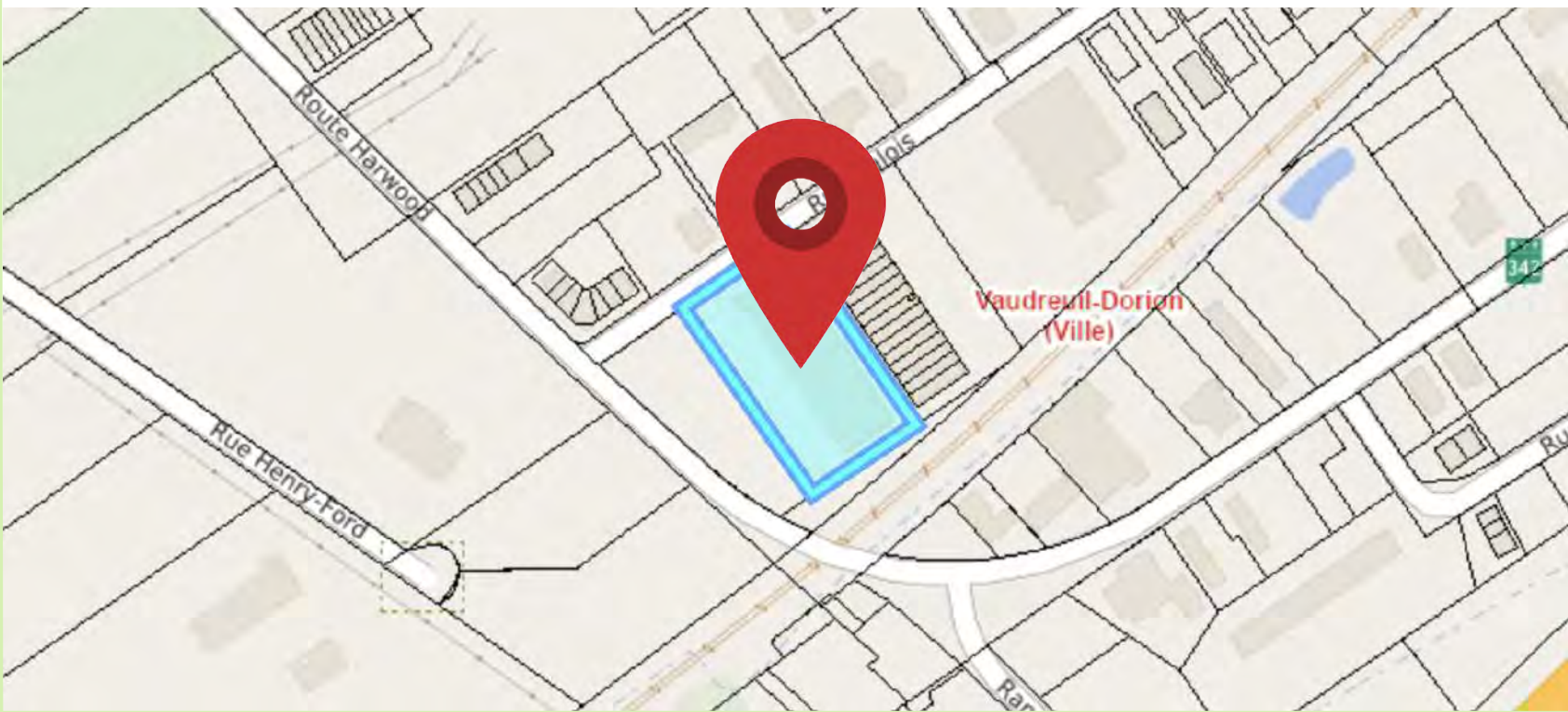
250A/600V

100A/600V

## ZONING DETAILS

**ZONE: 12-651**

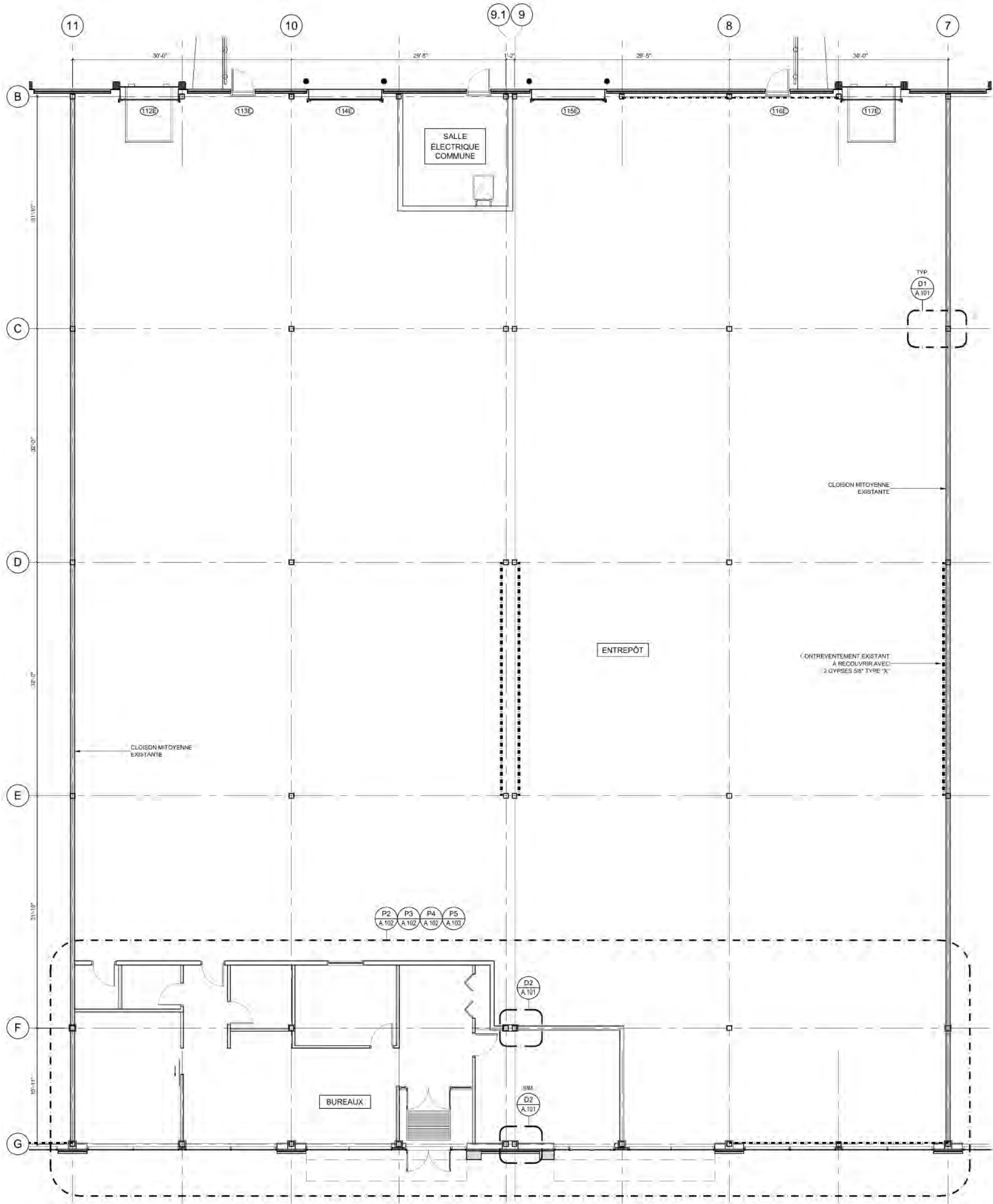
TRANSPORT, WAREHOUSING, AND DISTRIBUTION (C4)  
MANUFACTURING AND WHOLESALE (I2)  
PUBLIC AND RECREATIONAL (P1)



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SPACE PLAN

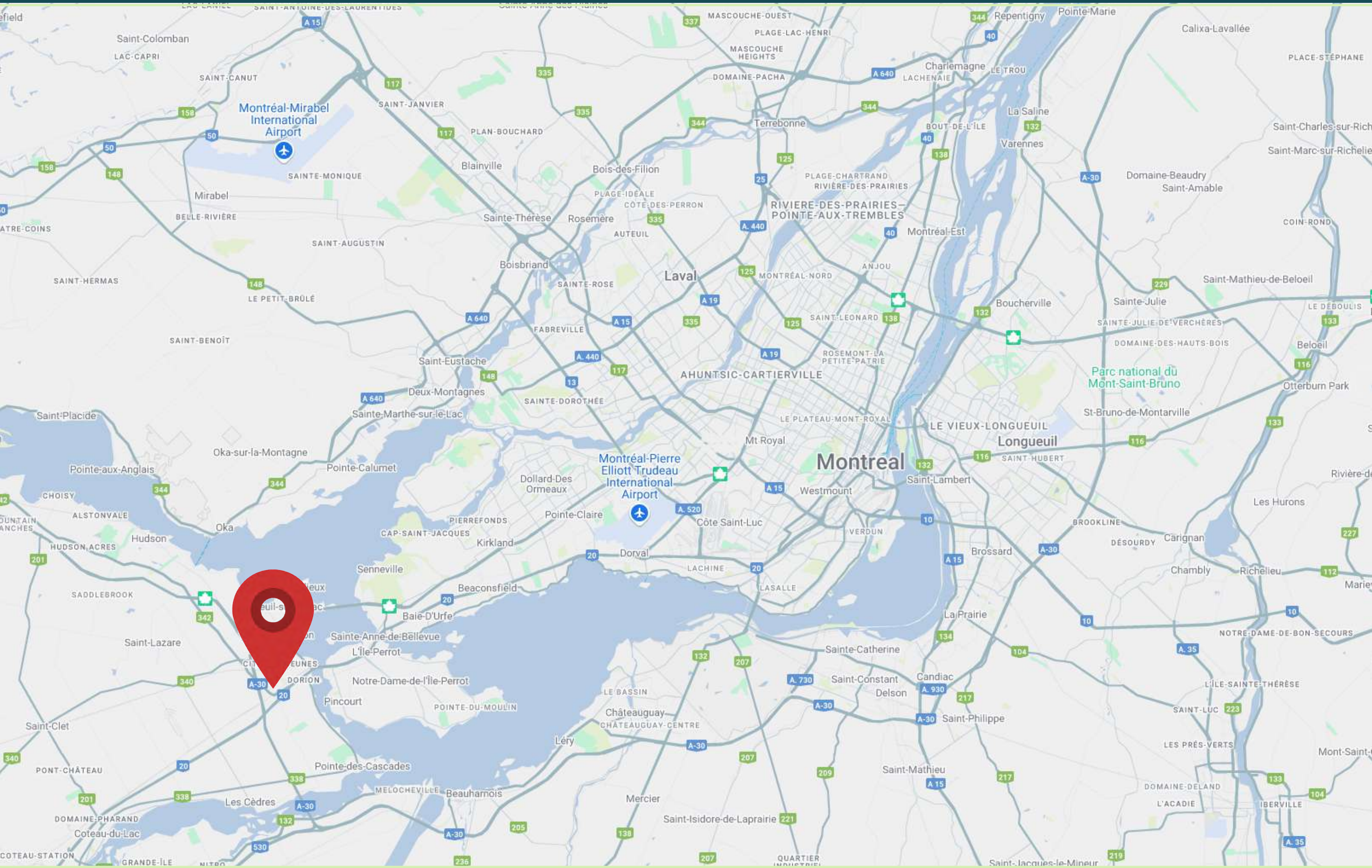
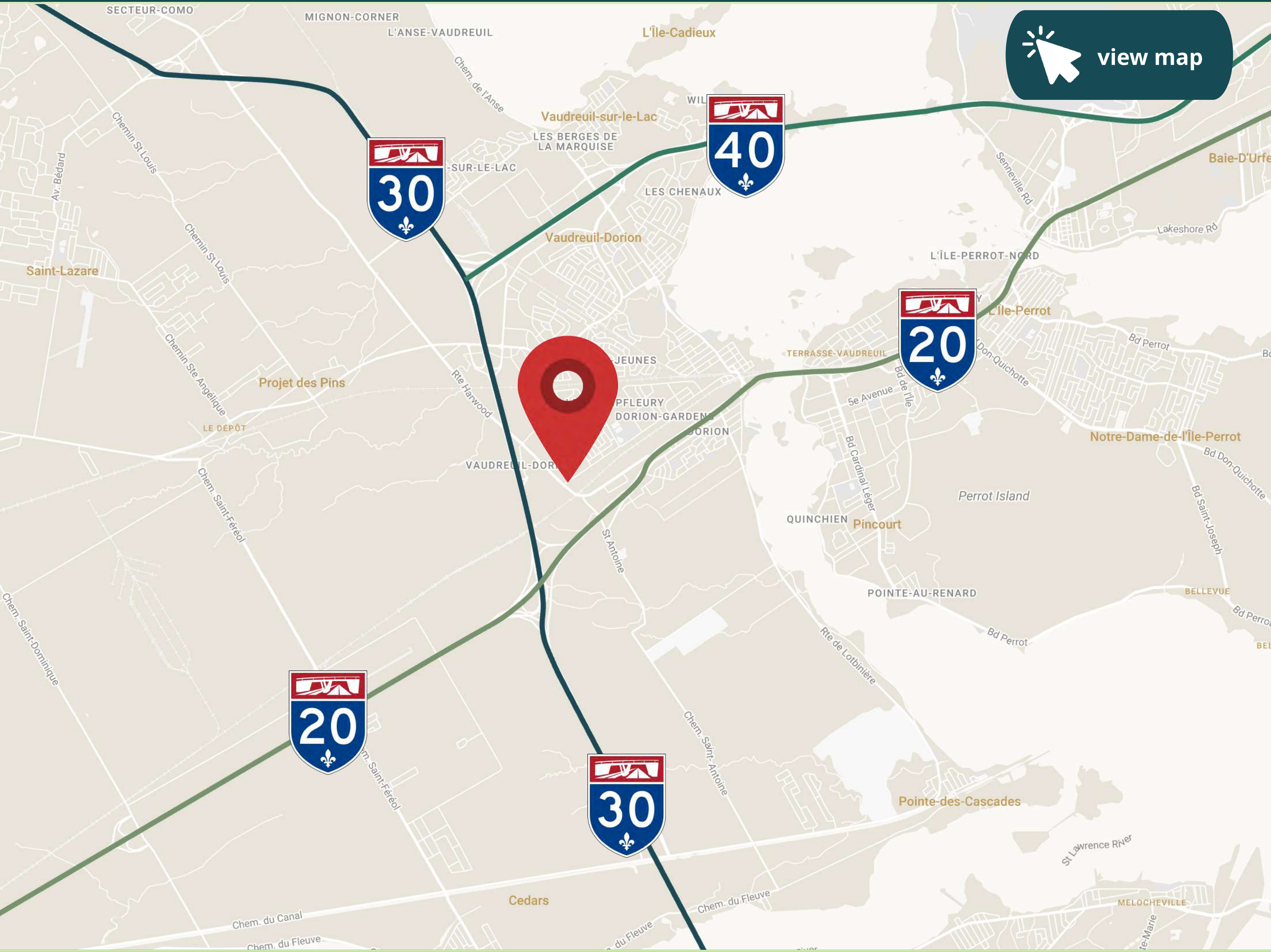


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# LOCATION

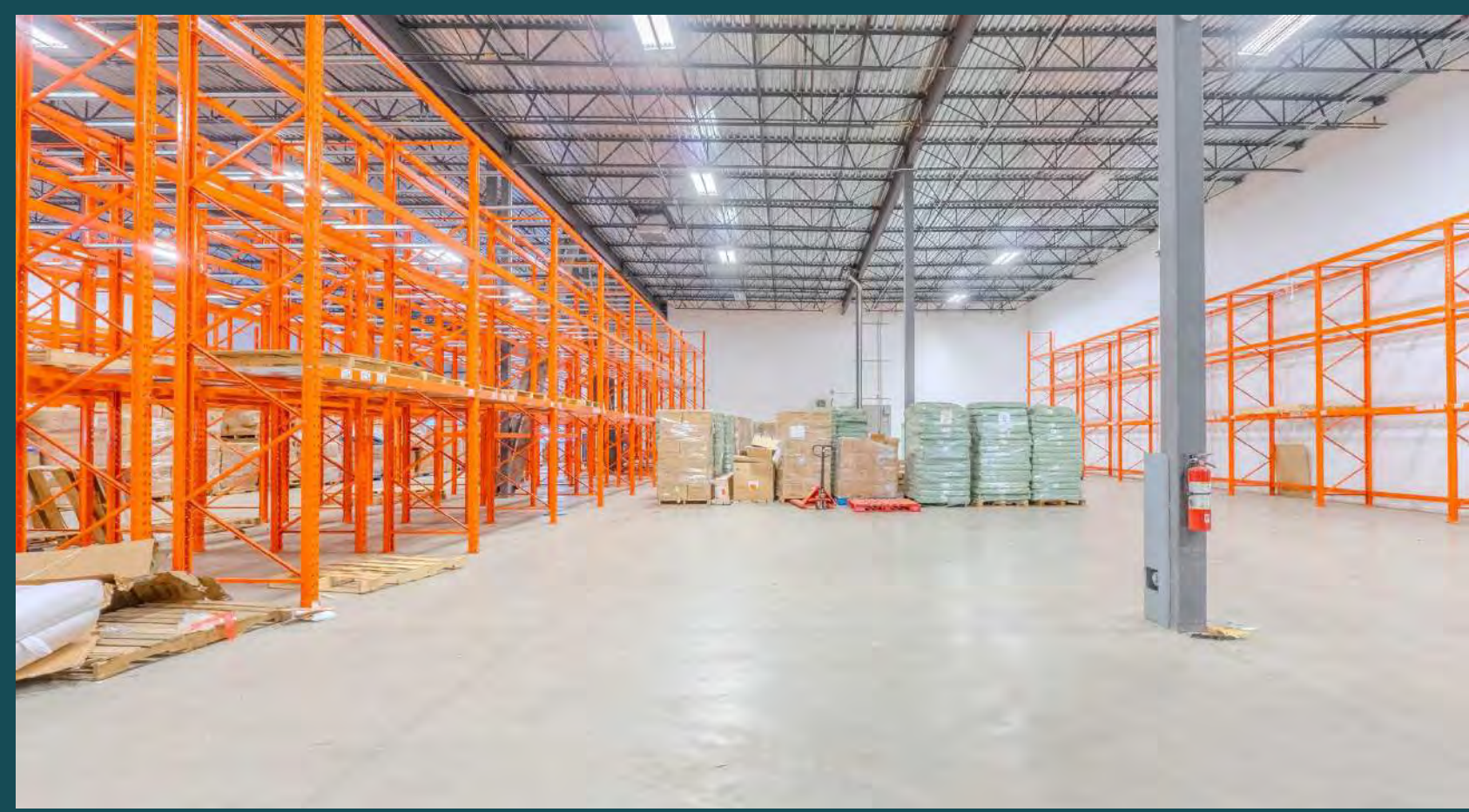
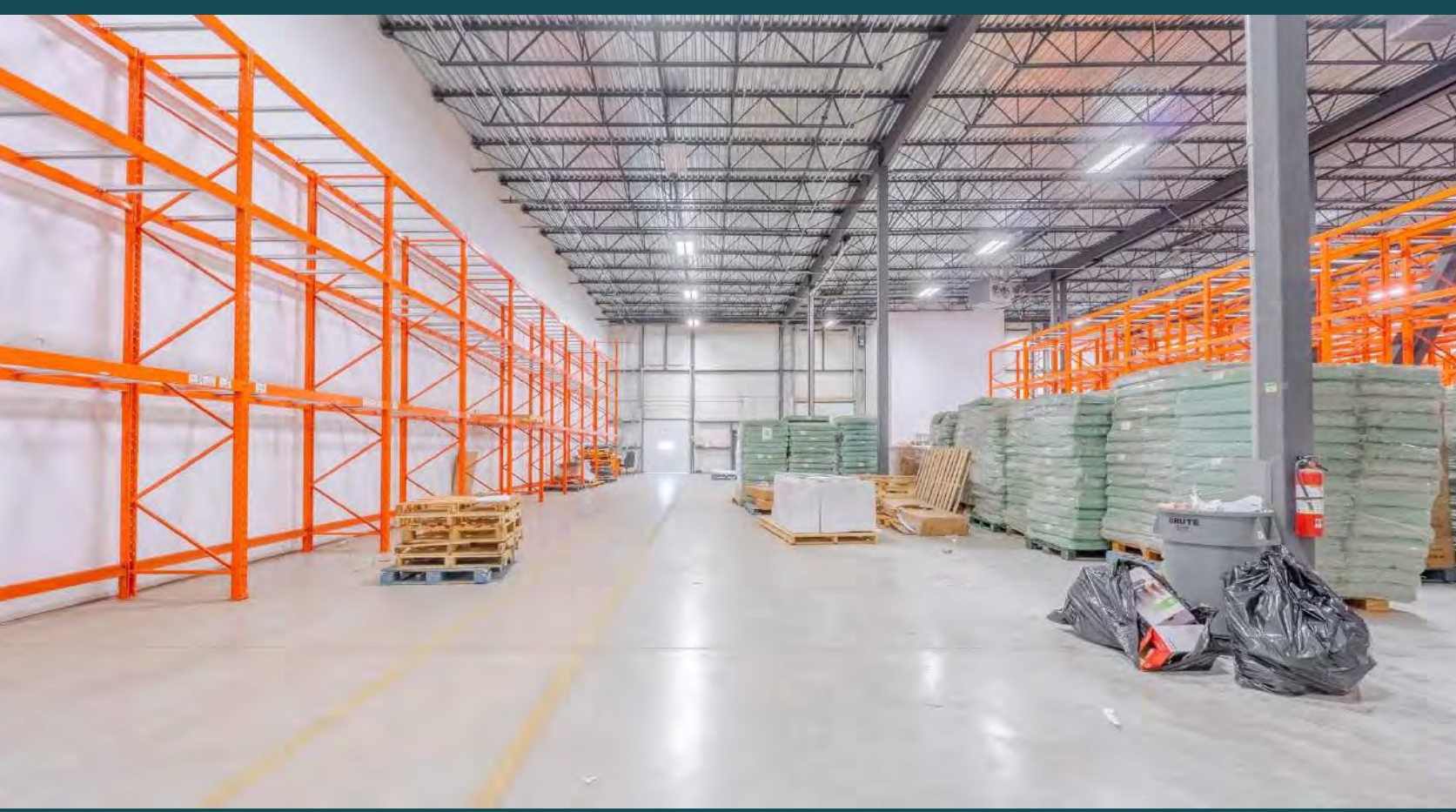
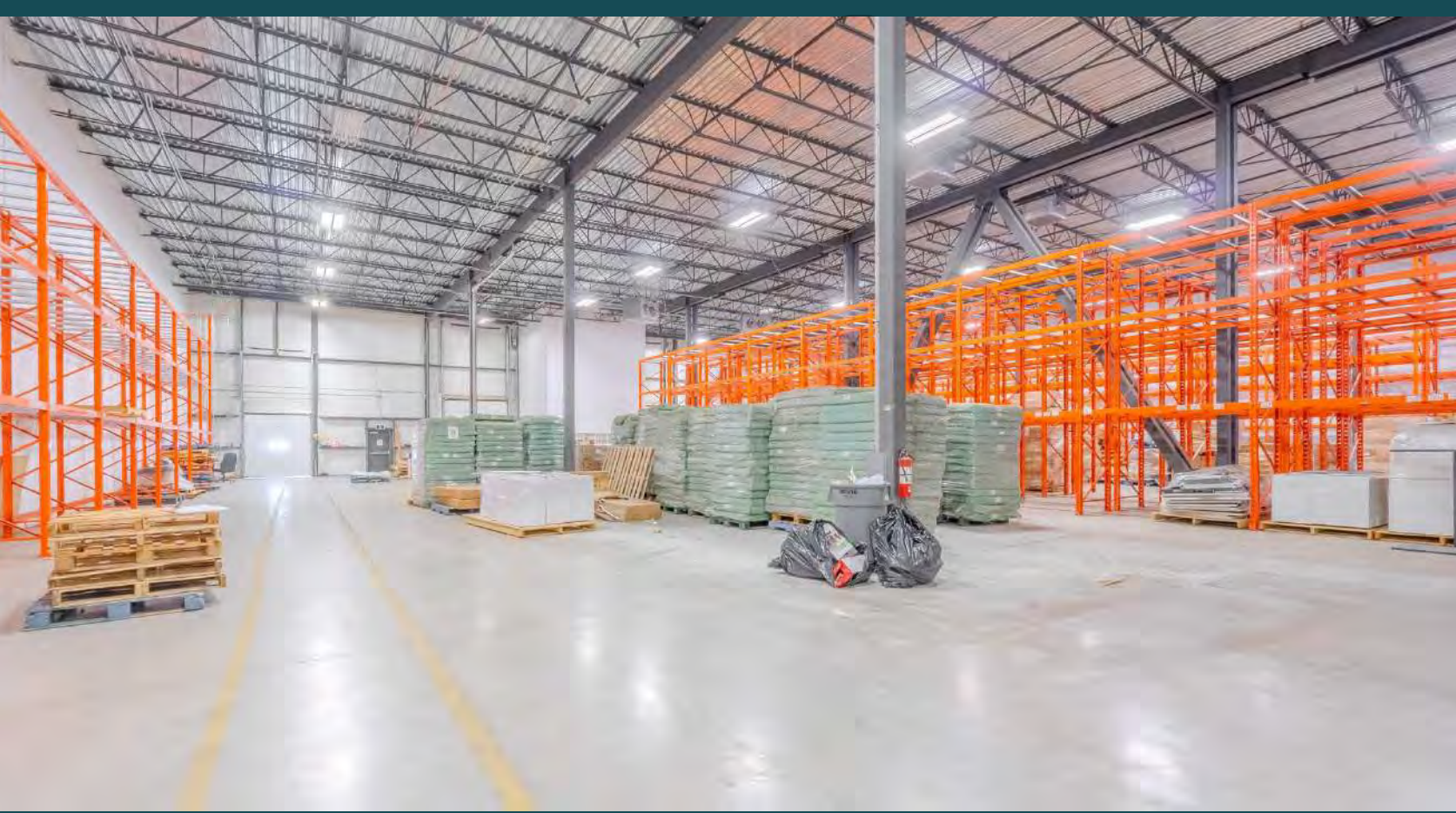
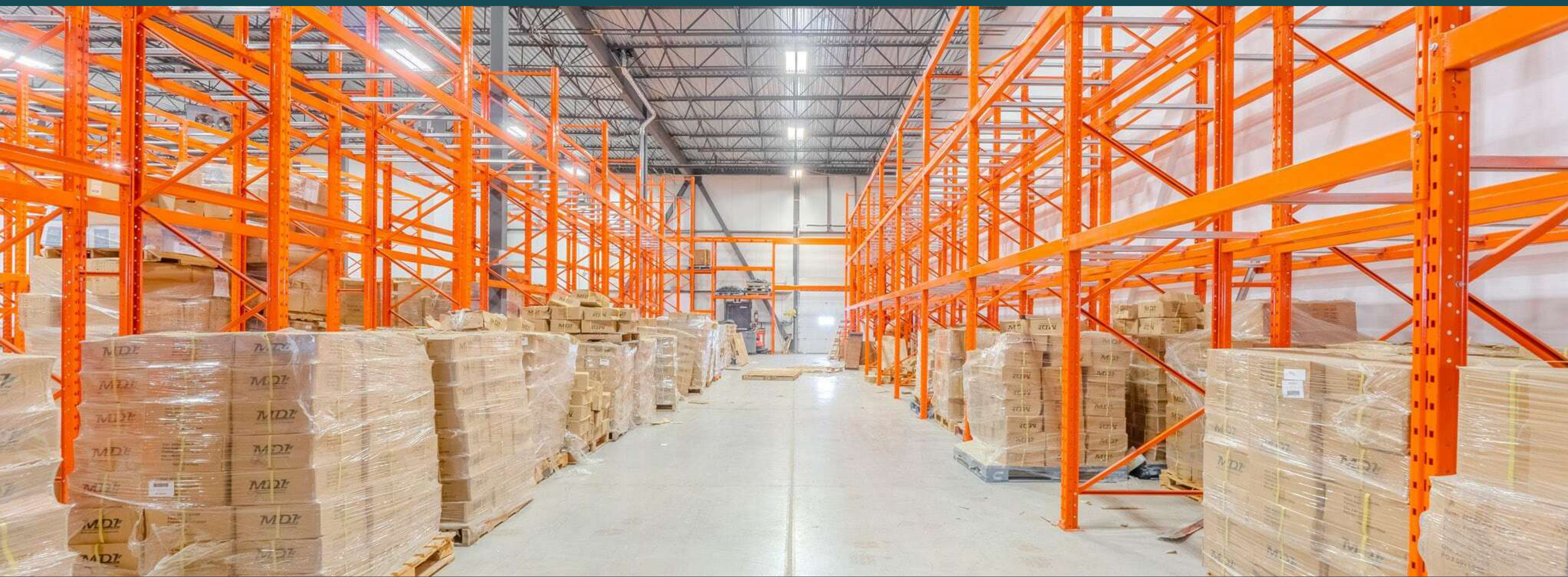
Strategically located near **Highways 20, 30, and 40**, ensuring efficient transportation routes to **Montreal, Ontario, and the U.S. border**.



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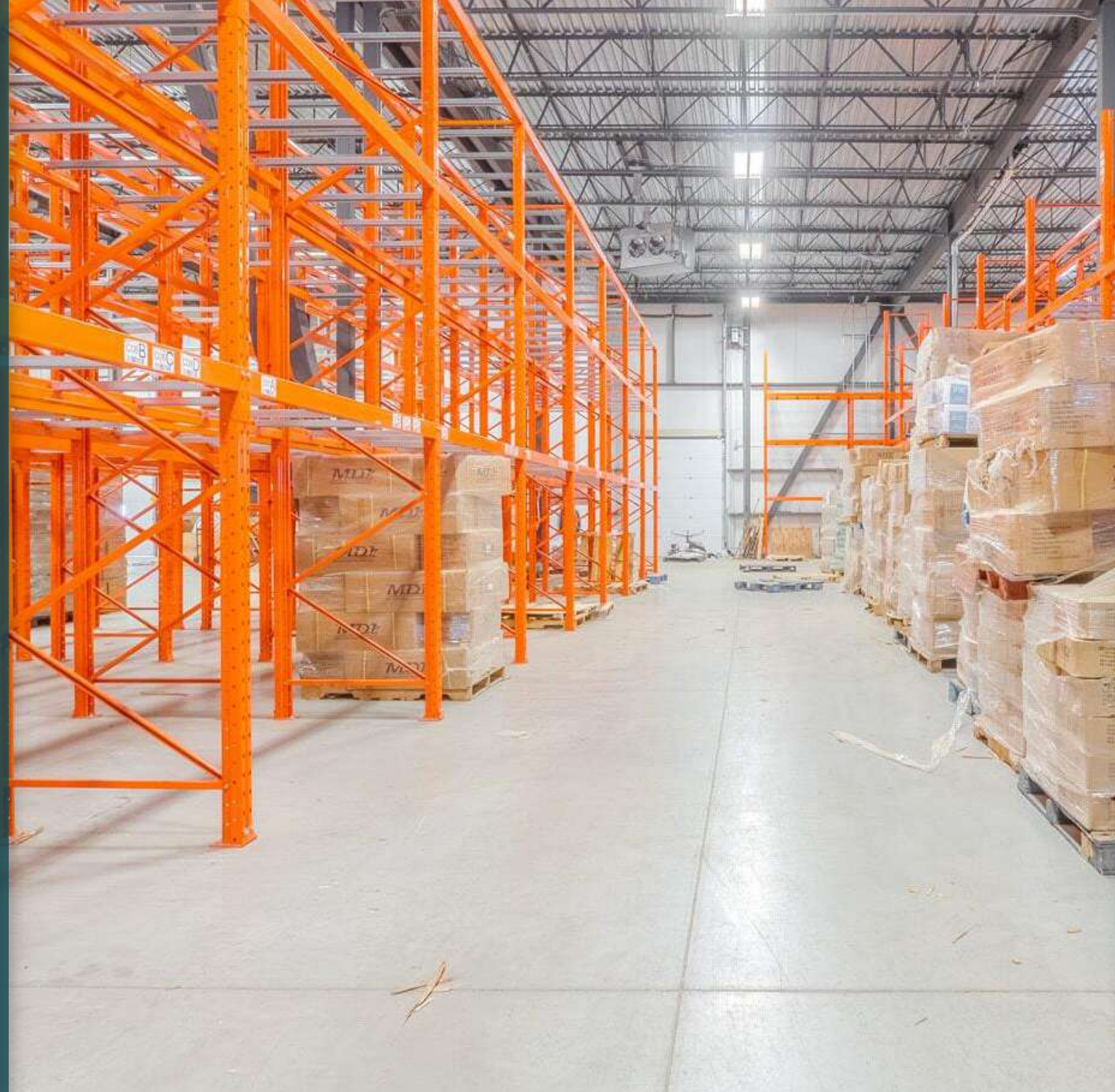


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