

Industrial Parks and Areas in Vaudreuil- Soulanges

Coteau-du-Lac
ALTA Industrial Park

2025



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Coteau-du-Lac

Coteau-du-Lac is situated along Highway 20, on the shores of the Soulanges Canal and the St. Lawrence River. The young town features a strong, growing economy and offers a quiet, family-friendly environment. Its large industrial park is equipped to support major industrial projects.

Coteau-du-Lac has a population of over 7,700.

The median age is 42.3 years, compared to Québec's 42.7. In addition, 69.5% of Coteau-du-Lac residents aged 25 or over have at least one university diploma.

In 2025, the average assessed value of single-family homes in Coteau-du-Lac was \$566,200 in 2025, compared to \$660,450 in Montréal.

The ALTA Industrial Park

Description

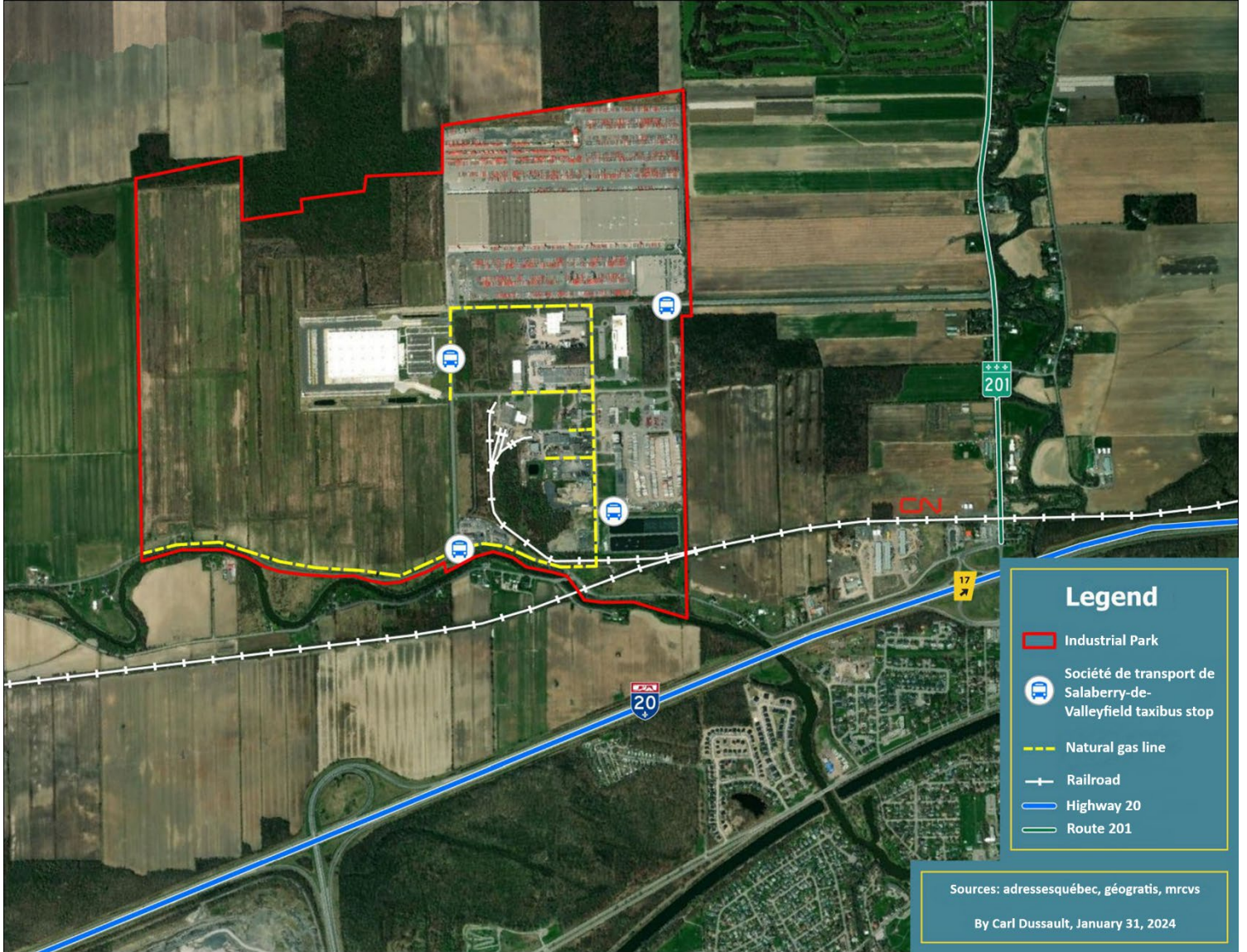
The Alta Industrial Park, named after the company that owns the vacant lots, was built in 1977 by Dupont. Its industrial heritage has ensured the infrastructure and services necessary to support ongoing development. Strategically located near Highway 20 and the business corridor, the park is well positioned for the transportation and logistics sector.

The total surface area of the industrial park is 35.6 million square feet, of which 16.6 million square feet are still available.

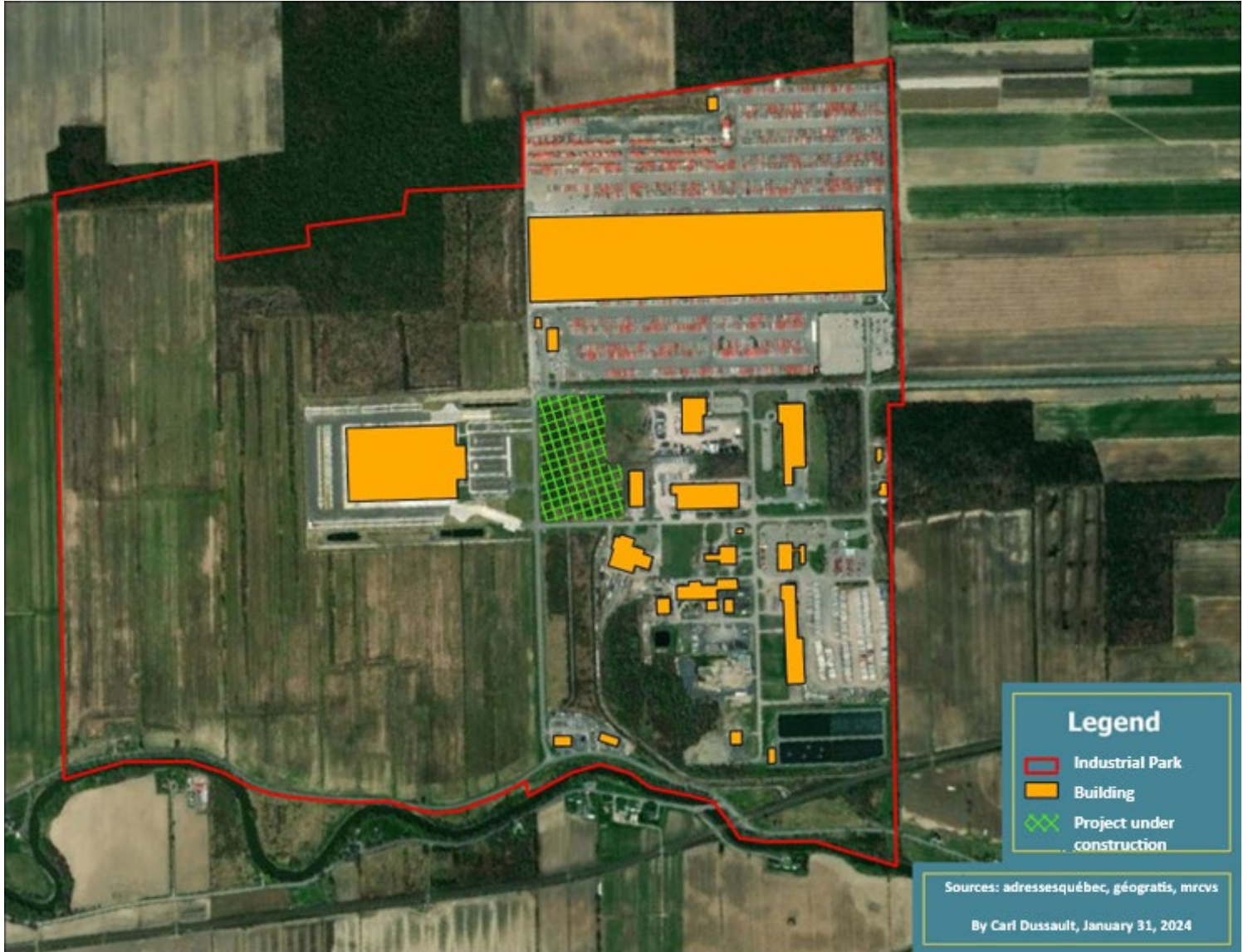
Map 1 – Alta Industrial Park – Location



Map 2 – Alta Industrial Park – Accessibility, Services and Infrastructure



Map 3 – Alta Industrial Park – Built Area, Vacant Lots



Intended Uses

- Distribution centre
- Manufacturing
- Major projects

Strengths

- Strategic location close to Highway 20
- All services available, including gas and fibre optics
- Infrastructure for supplying power in high volumes (two existing Hydro-Québec sub-stations and one to come in 2026), natural gas and water (treated and untreated)
- Impact on the living environment (nuisances) limited by the park's location
- Right-of-way giving direct access to the Canadian National (CN) tracks

Other Municipal and Sociodemographic Data

This summary provides an overview. For more detailed demographic, tax or technical information, please reach out to us.

Any questions?

Contact us!

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