

Industrial Parks and Areas in Vaudreuil- Soulanges

Les Cèdres

Airport Industrial Area and
Intermodal Complex

2025



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Les Cèdres

Known as the cradle of the Vaudreuil-Soulanges region on the shores of the St. Lawrence River, Les Cèdres is about 50 km west of Montréal and under 30 km from the Ontario border. Although it is primarily an agricultural town, it still boasts several architectural landmarks that still stand the test of time. The town of Les Cèdres features a calm, semi-rural environment along Highway 20. Les Cèdres is home to a vast industrial district owned by CPKC (formerly Canadian Pacific) and set to become an important logistics hub serving all of Eastern Québec.

Les Cèdres has a population of over 7,180.

The median age is 41.1 years, compared with Québec's 42.7. In addition, 70.6% of Les Cèdres residents aged 25 or over have at least one university diploma.

In 2025, the average assessed value of single-family homes in Les Cèdres was \$429,600 in 2025, compared to \$660,450 in Montréal.

Airport Industrial Area and Intermodal Complex

Description

Two areas are designated for industrial use: the airport sector and the planned CPKC intermodal station (Les Cèdres Intermodal Complex).

1 – Airport Industrial Area

Since the 1970s, several businesses have established their operations in the 6.1-million-square-foot industrial area at Exit 26 off Highway 20. Canadian Helicopters Limited, which specializes in helicopter maintenance and pilot training, is among them. The airport's closure in 2023 has freed up 3.8 million square feet.

2 – Industrial Park – Les Cèdres Intermodal Complex

CPKC owns the lands that were once used for the storage of arms and munitions. This 32.8-million-square-foot site is recognized by both the RMC and the Government of Québec as a prime location for an international-scale, value-added intermodal logistics centre.



Map 1 – Airport Industrial Area – Location



Map 2 – Airport Industrial Area – Built Area, Vacant Lots



Map 3 – Airport Industrial Area – Accessibility, Services and Infrastructure



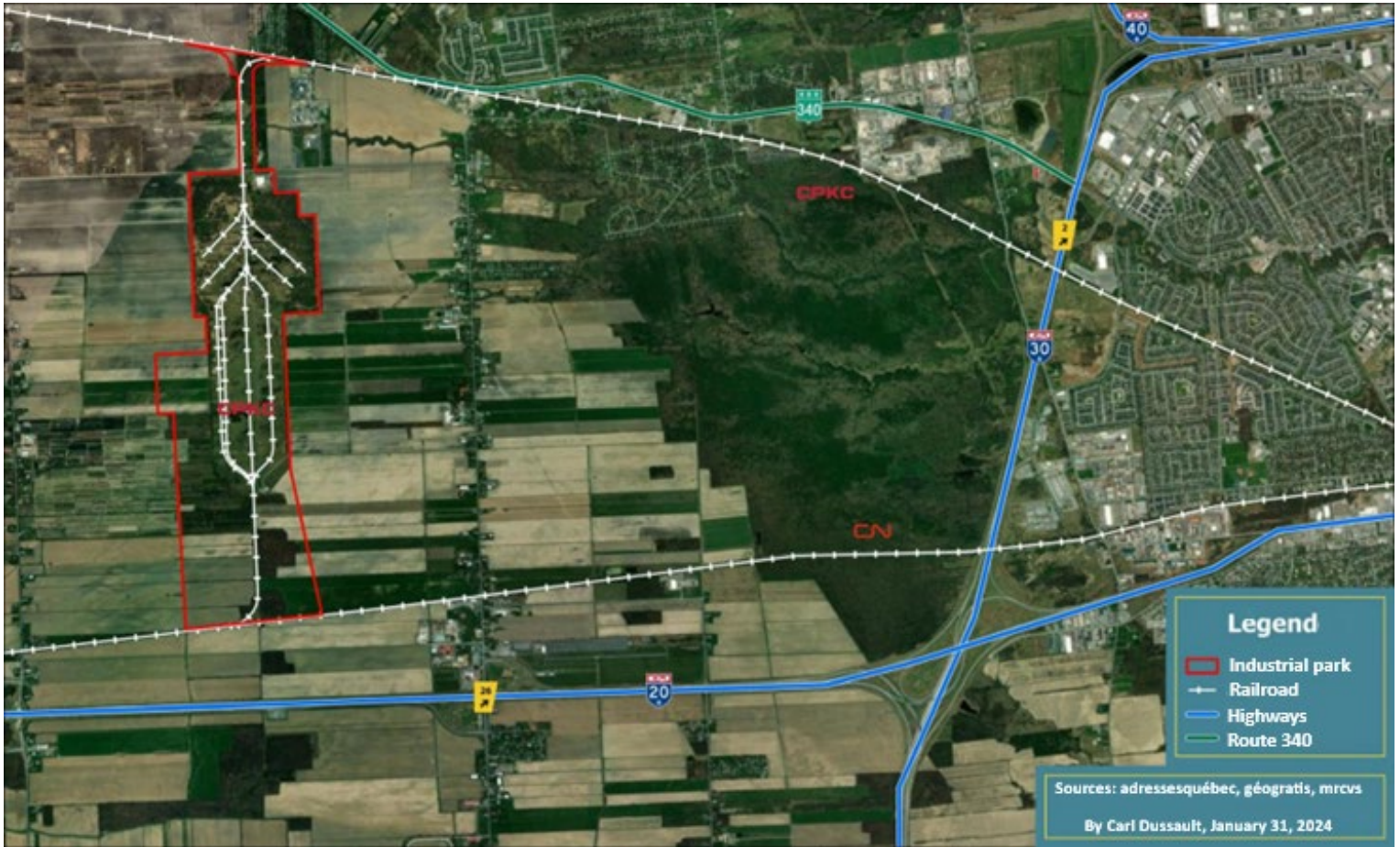
Map 4 – CPKC Intermodal Complex Industrial Park – Location



Map 5 – CPKC Intermodal Complex Industrial Park – Built Area, Vacant Lots



Map 6 – CPKC Intermodal Complex Industrial Park – Accessibility, Services and Infrastructure



Intended Uses

1 Airport

- Transportation and logistics

2 Les Cèdres Intermodal Complex

- Transportation and logistics

Strengths

- Both sectors benefit from proximity to key transportation and connectivity infrastructure serving the Québec–Ontario business corridor.

1 Airport

- Strategic location at the junction of Highway 20 and the new Highway 30.
- Attractive employment opportunities, strategic for Vaudreuil-Soulanges (e.g., Canadian Helicopters Limited).

2 Les Cèdres Intermodal Complex

- Facilities and right-of-way access for both major railroad companies
- National interest in this infrastructure in terms of the logistics sector growth
- Project quality from CPKC and completion of the authorization process by relevant bodies (e.g., CPTAQ, municipality, RCM, UPA).

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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