

# Industrial Parks and Areas in Vaudreuil- Soulanges

## Rigaud Industrial Parks

2025



# Table of Contents

Rigaud .....	3
The Industrial Parks .....	3
Description .....	3
Map 1 – Rigaud – Industrial Park Locations .....	4
Map 2 – Rigaud – Accessibility, Infrastructures and Services in Rigaud’s Industrial Parks .....	5
Map 3 – Coopérative Industrial Park – Built Environment .....	6
Map 4 – Docteur-Oscar-Gendron Industrial Park – Built Environment .....	7
Map 5 – Jean-Marc-Séguin Industrial Park – Built Environment .....	8
Intended Uses .....	9
Strengths .....	9
Other Municipal and Sociodemographic Data .....	9



## Rigaud

The municipality of Rigaud is located along the A-40 corridor linking Montréal (50 km to the east) and Ottawa (130 km to the west). Perched on the side of Mont Rigaud, it offers a countryside lifestyle and features a business community that has been highly active over the last several years. Two important academic institutions call it home: the Canada Border Services College and Collège Bourget.

Rigaud has a population of over 8,100.

The median age is 44.3 years, compared with Québec's 42.7. In addition, 65.5% of Rigaud residents aged 25 or over have at least one university diploma.

In 2025, the average assessed value of single-family homes in Rigaud was \$531,900, compared to \$660,450 in Montréal.

## The Industrial Parks

### Description

Rigaud features three distinct industrial parks: Coopérative Park (2.6 million sq. ft.), Jean-Marc-Séguin Park (2.4 million sq. ft.), and Docteur-Oscar-Gendron Park (8.2 million sq. ft.).

The parks support light and prestige industries, while Docteur-Oscar-Gendron Park is primarily focused on eco-industrial activities.

Several of Vaudreuil-Soulanges's flagship companies are based in Rigaud.

It should be noted that Docteur-Oscar Gendron Park is the only industrial park in the Vaudreuil-Soulanges RCM under municipal ownership.



# Map 1 – Rigaud – Industrial Park Locations



# Map 2 – Rigaud – Accessibility, Infrastructures and Services in Rigaud’s Industrial Parks



### Map 3 – Coopérative Industrial Park – Built Environment



# Map 4 – Docteur-Oscar-Gendron Industrial Park – Built Environment



## Map 5 – Jean-Marc-Séguin Industrial Park – Built Environment



## Intended Uses

- Montréal–Ottawa economic corridor
- Information and communication technologies
- Life sciences and health technology
- Agri-food

### 1. Coopérative Park

- Mixed uses (commercial and industrial)

### 2. Docteur-Oscar-Gendron Park

- Manufacturing industries and advanced manufacturing (innovation)
- Clean technology
- Professional services
- Service companies
- Agri-food

### 3. Jean-Marc-Séguin Park

- Reinforcing existing businesses

## Strengths

- Thriving companies, well-rooted in Rigaud, manage a local business network.
- The municipality oversees the industrial areas.
- Residential areas and outdoor activity spaces are nearby.
- All three parks have direct or easy access to Highway 40.
- The access road to Coopérative Park bypasses residential areas.
- Regional flagship businesses increase visibility beyond Vaudreuil-Soulanges.

## 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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