

Industrial Parks and Areas in Vaudreuil- Soulanges

Vaudreuil-Dorion
20-30 Industrial Park



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Vaudreuil-Dorion

In terms of population, Vaudreuil-Dorion is the largest city in the Vaudreuil-Soulanges RCM. It serves as the location of the RCM's headquarters and is one of the key cities in the Greater Montréal area. Vaudreuil-Dorion is located just west of the Island of Montréal, on the shores of the Ottawa River and the Lac des Deux-Montagnes, and three highways—20, 30 and 40—as well as the Canadian National and Canadian Pacific railroads run through it.

Since 2001, the population has more than doubled, reaching 46,000 in 2025.

The median age in Vaudreuil-Dorion is 41.0 years, compared with Québec's 42.7. In addition, 70.4% of Vaudreuil-Dorion residents aged 25 or over have at least one university diploma.

In 2025, the average assessed value of single-family homes in Vaudreuil-Dorion was \$533,200, compared to \$660,450 in Montréal.

The Vaudreuil-Soulanges Hospital, scheduled to open at the end of 2026, is also being built in Vaudreuil-Dorion. The \$2.6 billion project has a planned capacity of 404 beds and is expected to create over 3,500 direct jobs.

The 20-30 Industrial Park

Description

Located at the junction of Highways 20 and 30 in Vaudreuil-Dorion, this 26.7-million-square-foot industrial park is among the largest in the RCM. It comprises six sectors: Henri-Ford, Relais du Routier, Loyola-Schmidt, Des Artisans, Fatal and Chicoine. Henri-Ford is the primary sector. The value-added, logistics and transportation park already features a facility of approximately 41,800 m².

- **Henri-Ford:** Large lots and buildings are available to support national and international companies, with a primary focus on transportation and logistics.
- **Relais du Routier:** Large lots are available, and the area meets industrial park standards. The main focus is on transportation and related services.
- **Loyola-Schmidt:** While various economic activities take place here, trucking is predominant.
- **Des Artisans:** Economic activities are varied.
- **Fatal:** Several vacant lots offer high visibility from the junction of Highways 20 and 30, but accessibility is limited, and planning challenges are present.
- **Chicoine:** Economic activity is varied, but production and distribution are predominant. Key facilities include Lineage Logistics' modern cold storage and a transshipment warehouse.

Over 150 businesses operate in the park, employing nearly 1,200 people.



Map 1 – 20-30 Industrial Park – Location



Map 2 – 20-30 Industrial Park – Accessibility, Infrastructure and Services



Map 3 – 20-30 Industrial Park – Built Environment



Intended Uses

- **Henri-Ford:** Transportation and logistics, high-profile companies
- **Relais du Routier:** Transportation and logistics
- **Loyola-Schmidt:** Various low-profile activities
- **Des Artisans:** Various activities, potential for transportation and logistics
- **Fatal:** N/A
- **Chicoine:** Production SMEs

Strengths

- Proximity to Highway 20, 30 and 40 connection points
- Public transit service
- Promoters of the **Relais du Routier** and **Henri-Ford** sectors looking to uphold the park's current brand image related to transportation and logistics
- Lot size and fusion in the Henri-Ford sector allowed for the implementation of major projects increasing the sector's appeal

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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