

# Industrial Parks and Areas in Vaudreuil- Soulanges

Vaudreuil-Dorion  
Joseph-Carrier 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.

## Joseph-Carrier Industrial Park

### Description

The 18.5-million-square-foot park is situated north of Highway 40 at Exit 35 and bordered by Saint-Charles Avenue and Montée Cadieux.

The high quality of its facilities and its infrastructure make it a strategic asset. The initial section of the park, at the beginning of Joseph-Carrier Street, is primarily dedicated to commercial activities.

The office building known as “Le 1 000 Saint-Charles” serves as a prominent landmark at the park's entrance.

The park is the industrial showcase of Vaudreuil-Dorion, attracting businesses that value a strategic location and a high-quality environment.



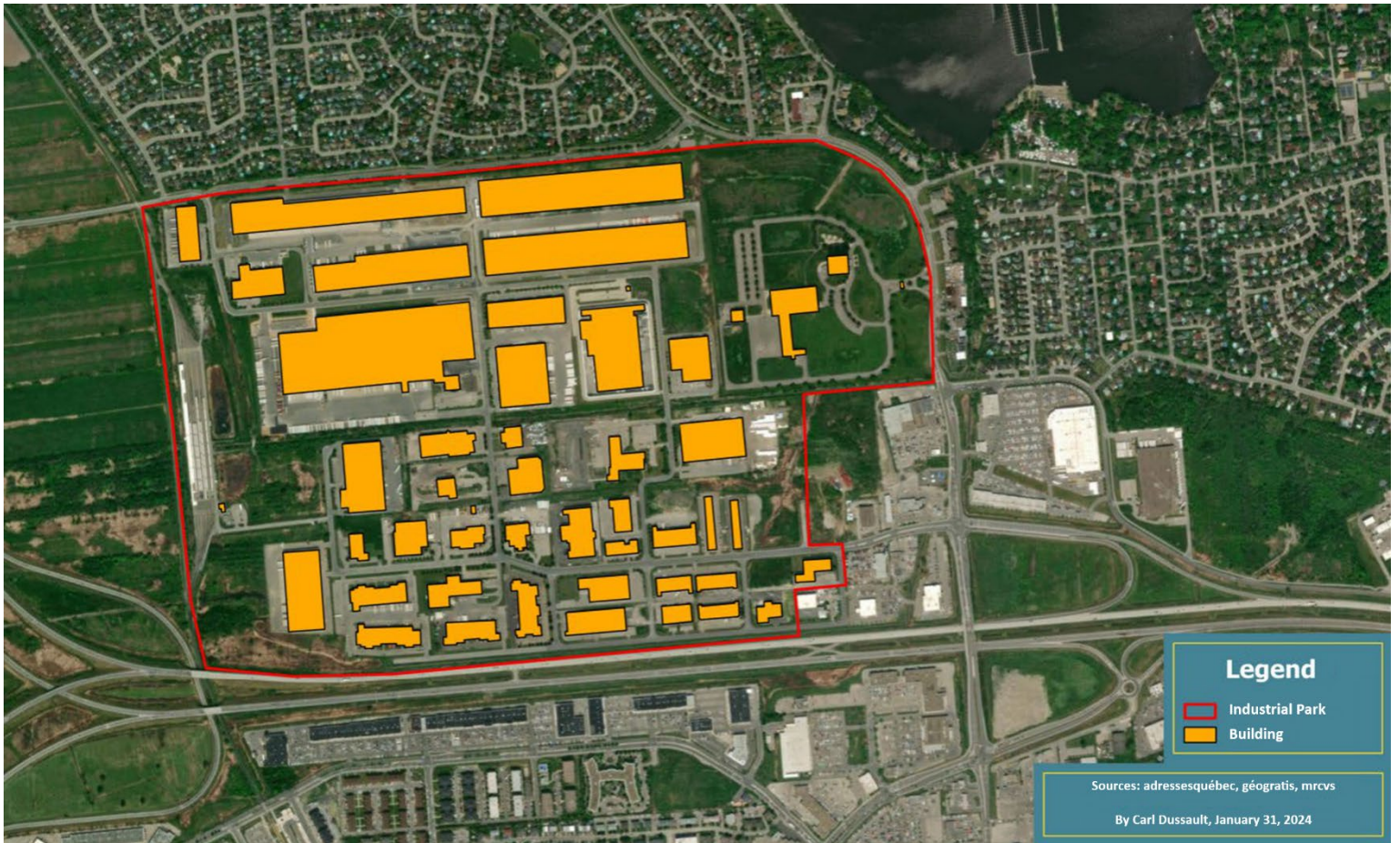
# Map 1 – Joseph-Carrier Industrial Park – Location



## Map 2 – Joseph-Carrier Industrial Park – Accessibility, Infrastructure and Services



### Map 3 – Joseph-Carrier Industrial Park – Built Environment



## Intended Uses

- Health, sciences, pharmaceutical and medical material production
- Natural products
- Professional services
- Value-added production (R&D)
- Traditional manufacturing
- Value-added, specialized distribution centre (e.g., food processing, refrigerated/frozen foods) with a limited delivery flow compared with traditional distribution centres

## Strengths

- Excellent visibility along Highway 40
- All services available, including gas and fibre optics
- Presence of an attractive pool of natural-product sector businesses
- Proximity to residential areas (prestige park—close to living environments, with little nuisance generation)
- Possibility of retention of growing MRC businesses given the size and quality of available spaces (Hangcha and Asmodée Canada relocation projects in 2023–2024)
- Presence of “Le 1 000 Saint-Charles,” able to support an international company

## 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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