



New Sale Price

33,200 SF Freestanding Warehouse Situated on 1.416 Acres

13065 Katonien Street, Maple Ridge



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Accelerating success.





Salient Facts

Address

**13065 Katonien Street,
Maple Ridge**

Leaseable Area*

33,200 SF (Detailed building plans available upon request)

Zoning

M-2 (General Industrial)

Available

Immediate

Lease Rate

Building: \$16/SF (fully net)

Additional Rent (est. 2024)

\$3.66/SF

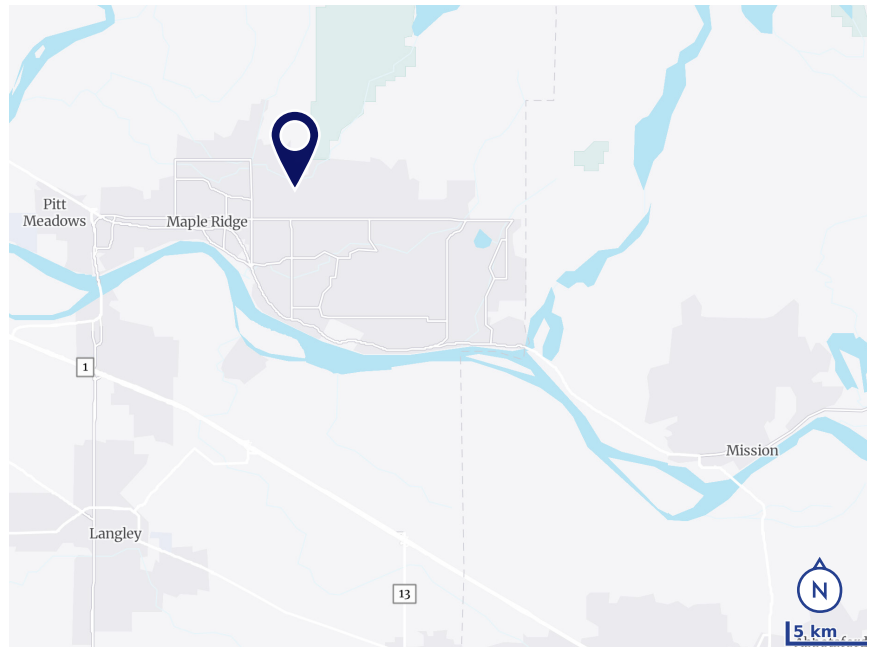
Asking Price

Please Contact Listing Agents

Opportunity

To lease or own a 33,200 SF +/- freestanding warehouse/office facility. Constructed in 2015, the property has been well-maintained and is located in Kanaka Business Park, on the west side of Katonien Street, south of Lilley Drive.

Kanaka Business Park in Maple Ridge is one of the fastest growing communities in Metro Vancouver. Located east of 256th Street and north of Dewdney Trunk Road, the major east-west thoroughfare in Maple Ridge.



The location

The Property has access to Lougheed Highway which connects to the Golden Ears Bridge crossing the Fraser River to Langley. The Pitt River Bridge provides improved access to the Tri-City area and other communities to the west.

Transit



Highway #7

10_{km}



Pitt Meadows Centre

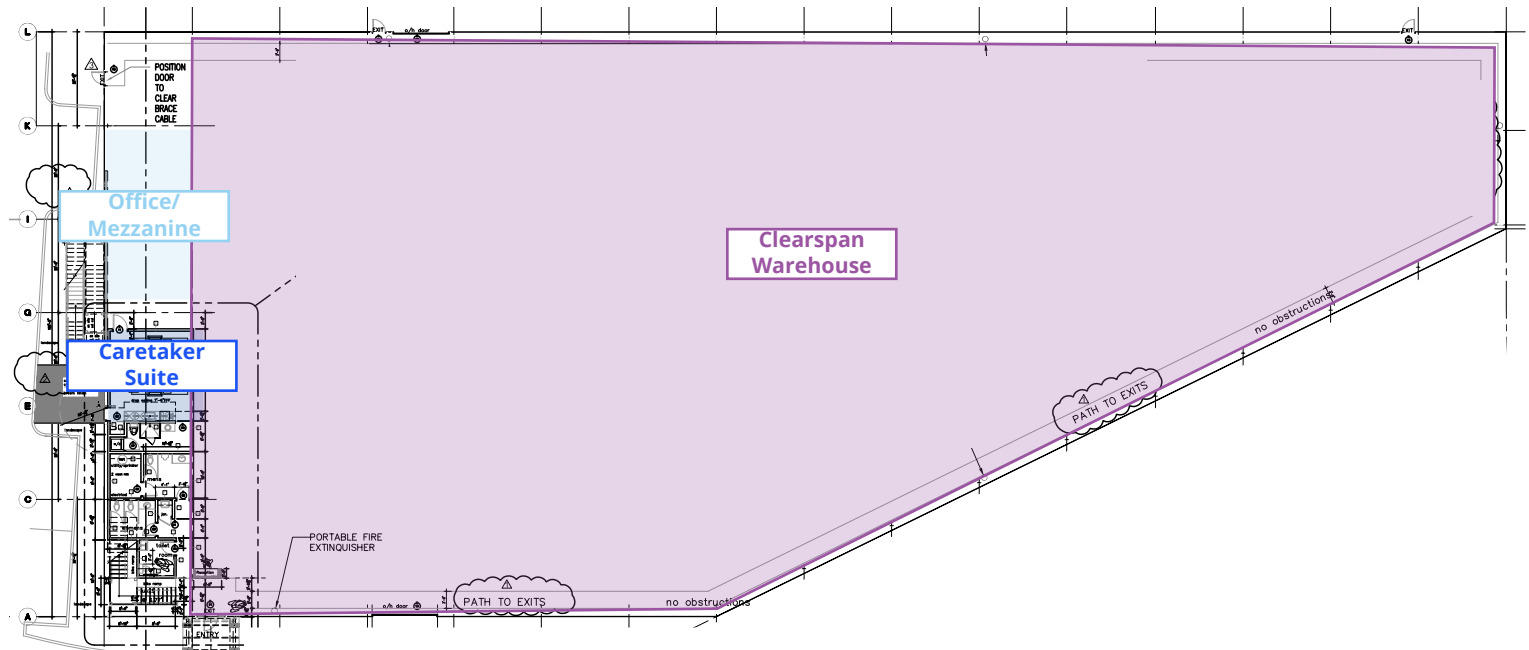
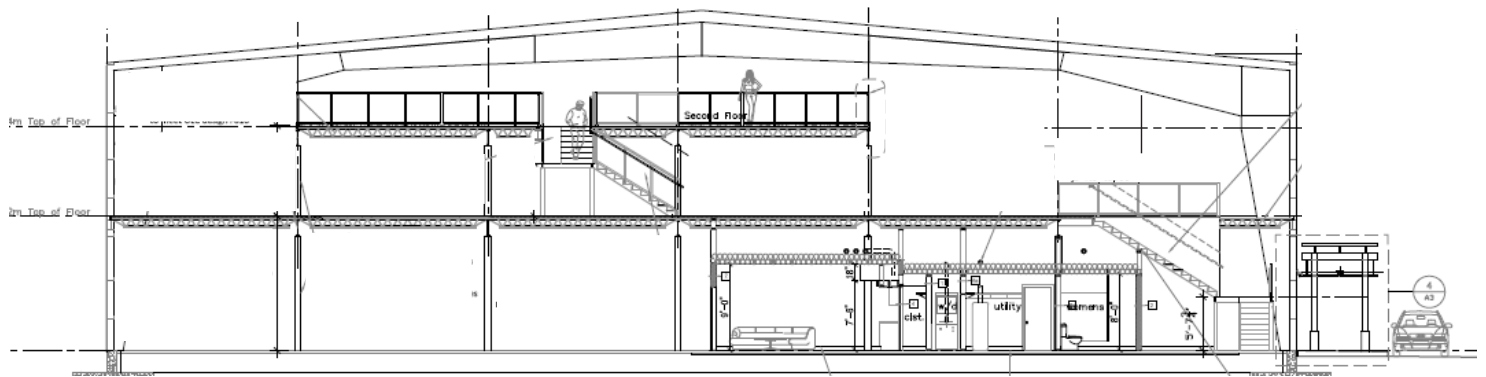
10_{km}



Gloucester Industrial Estates

25_{km}

Floor Plan & Features



Zoning & Property Features

The flexible zoning caters for a wide range of industrial businesses, including commercial and service uses.

Principal uses include repair services, off-street parking, retail sale of vehicles, trailers, and heavy equipment, and allows for a lot coverage ratio of 60%.

- Three (3) overhead grade loading doors
- Gated 12,000 SF of paved lot
- Pre-configured design
- EV charging station
- Thirty-two (32) parking spots
- LED Lighting
- 1.416 acre lot size
- Residential caretaker's suite in place



[View Online Listing](#)

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