

For Sale

BUILDING WITH YARD

CBRE



13110 Lilley Drive

MAPLE RIDGE, BC

Contact

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LEGAL DESCRIPTION

Lot 32, Plan BCP42202, Section 25, Township 12,
New Westminster Land District; PID 028-047-893

LOT SIZE

1.03 Acres Gross (Approx. 0.55 Acres Net Usable)

ZONING

M-2 General Industrial

PROPERTY TAXES (2025)

\$25,142.03

ASKING PRICE

\$1,950,000

OFFICE AREA

Approx. 2,000 SF

OFFICE FEATURES

-  Powered by hydroelectricity
-  Fully sprinklered
-  Equipped with alarm system
-  HVAC system installed
-  Septic tank sewer system



Opportunity

This rare opportunity offers a modern industrial property located in the well-established Kanaka Business Park in Maple Ridge. Purpose-built in 2018, with 2,000 SF office and features a fully fenced yard and storage space, and a robust security system. The site is serviced by city water, and a septic field, making it move-in ready for a wide range of industrial uses.

Perfect for owner-users, its layout and infrastructure are ideal for businesses in construction, logistics, or light manufacturing looking to establish a long-term base in the Lower Mainland. With easy access to major routes and surrounded by clean, low-traffic industrial neighbors, this location combines operational efficiency with a professional setting.

Property Features

Partially Paved, Compacted, and Gravelled Yard

- Provides durable surface for vehicle access and outdoor operations, minimizing dust and erosion.*

Fully Fenced

- Enhances security and privacy, ideal for controlled access and property protection.*

Pole Lighting Installed

- Ensures well-lit outdoor areas for improved safety and visibility during evening hours.*

Covered Quonset Structure

- Offers versatile, weather-protected space suitable for storage, workshops, or equipment shelter.*

Block Wall Perimeter Around Quonset

- Adds structural integrity and security to the covered area, supporting long-term durability.*



For Sale

Kanaka Business Park is a 100-acre industrial area in Maple Ridge with excellent access to Lougheed Highway and the Golden Ears Bridge. Located east of 256th Street and north of Dewdney Trunk Road, it's part of one of Metro Vancouver's fastest-growing communities.



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