

The Best Value in the Tri Cities

Price Reduced by \$1.5 Million!

13130 Lilley Drive, Maple Ridge

# Freestanding Industrial Building with Yard **For Sale**

An opportunity to purchase a very clean and modern industrial building located in Kanaka Business Park on 1.26 acres.

**Greg Lane, Vice President**

Personal Real Estate Corporation  
+1 604 764 1764  
greg.lane@colliers.com

**Geoffrey Charters, Vice President**

Industrial Sales & Leasing  
+1 604 662 2683  
geoffrey.charters@colliers.com

**Colliers**

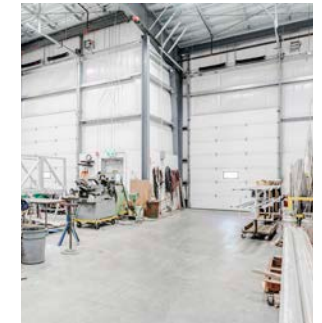
# Location Details

- Located in Kanaka Business Park, within the North 256 Street Lands master planned area that will see significant industrial growth on the short and long term horizon
- Situated just off 256th Street and Dewdney Trunk Road
- Minutes from a large employment base in suburban Maple Ridge, and Webster's Corner
- Easy access, minimal traffic and clean industrial uses
- Beautiful forest vistas, situated within nature



# Property Features

<b>Location</b>	The property is located in Kanaka Business Park, in a serene setting among the trees in Maple Ridge. Dewdney Trunk Road is easily accessible via 256th Street and Downtown Maple Ridge is a quick 10-minute drive.	
<b>Zoning</b>	M2 General Industrial, allowing a wide variety of light industrial uses and related offices.	
<b>Site Size</b>	1.265 acres	
<b>Building Area</b>	Warehouse	9,721 SF
	Main Floor Office	1,468 SF
	<u>Caretaker's Suite</u>	<u>1,595 SF</u>
	Total	12,784 SF
<b>Building Features</b>	<ul style="list-style-type: none"> <li>• Clean industrial facility built in 2018</li> <li>• Completely paved property</li> <li>• 800 amps 347/600 volt 3 phase power</li> <li>• Fully sprinklered</li> <li>• HVAC in office area</li> <li>• 22' - 26' clear warehouse ceilings</li> <li>• Four 14' x 12' grade loading doors</li> <li>• Ample parking</li> <li>• Heated and insulated warehouse area</li> <li>• Modern and newly built two-bedroom, 2-bath residential suite with balcony</li> <li>• Secure, gated and alarmed yard area and on-site parking</li> <li>• Potential for multi-tenant scenario for holding income</li> </ul>	
<b>Sale Price</b>	<b>\$4,900,000 (\$383 per SF)</b>	
<b>Available</b>	With vacant possession	



\* Areas are approximate and to be verified



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