

**AVISON
YOUNG**

For Lease

23850 River Road
Maple Ridge, BC



1.15 acres of paved yard space
with a 3,000 sf office building and
access to freehold water lot

Ilya Tihanenoks, Principal
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**Personal Real Estate Corporation*

Riley Stephen, Sales Assistant
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Property details

ADDRESS

23850 River Road, Maple Ridge, BC

PID

029-375-398

LOT SIZE

1.15 acres

OFFICE BUILDING SIZE

3,000 sf

FREEHOLD WATER LOT AREA

28,500 sf (approx)

ZONING

M-2 General Industrial

MONTHLY BASE RENT

\$21,000, plus GST

MONTHLY ADDITIONAL RENT ESTIMATE

\$5,700

Opportunity

Avison Young is pleased to present the opportunity to lease 1.15 acres of paved yard space along with a 3,000 sf office building, barge loading platform and a freehold water lot off Highway 7 in the Albion Industrial Area. This fully serviced and secure site offers immediate access to downtown Maple Ridge, the Golden Ears Bridge, and Lougheed Highway, providing excellent connectivity throughout Metro Vancouver and the Fraser Valley. The property is ideally suited for outdoor storage, marine or logistics users, offering a rare opportunity to lease a property with direct access to the Fraser River.

Property highlights



Fully serviced



Fenced and gated



Paved and leveled



Barge loading facility with direct access to freehold water lot



Area highlights



Immediate access to Highway 7



Excellent connectivity via Golden Ears Bridge & Lougheed Highway



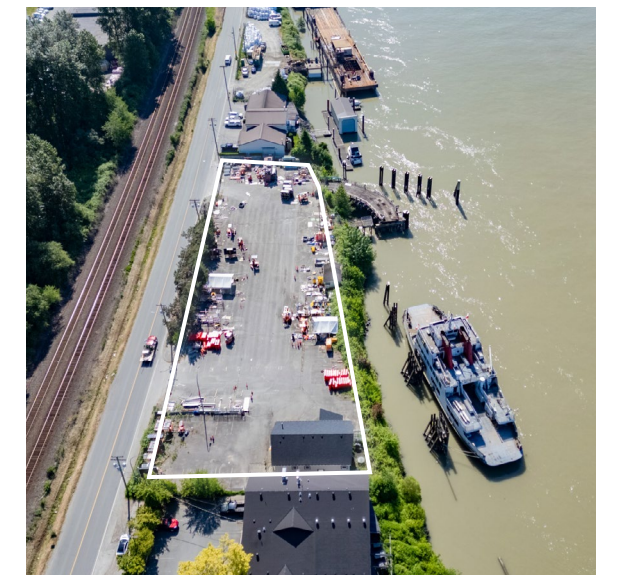
Quick access to Highway 1 and key regional routes

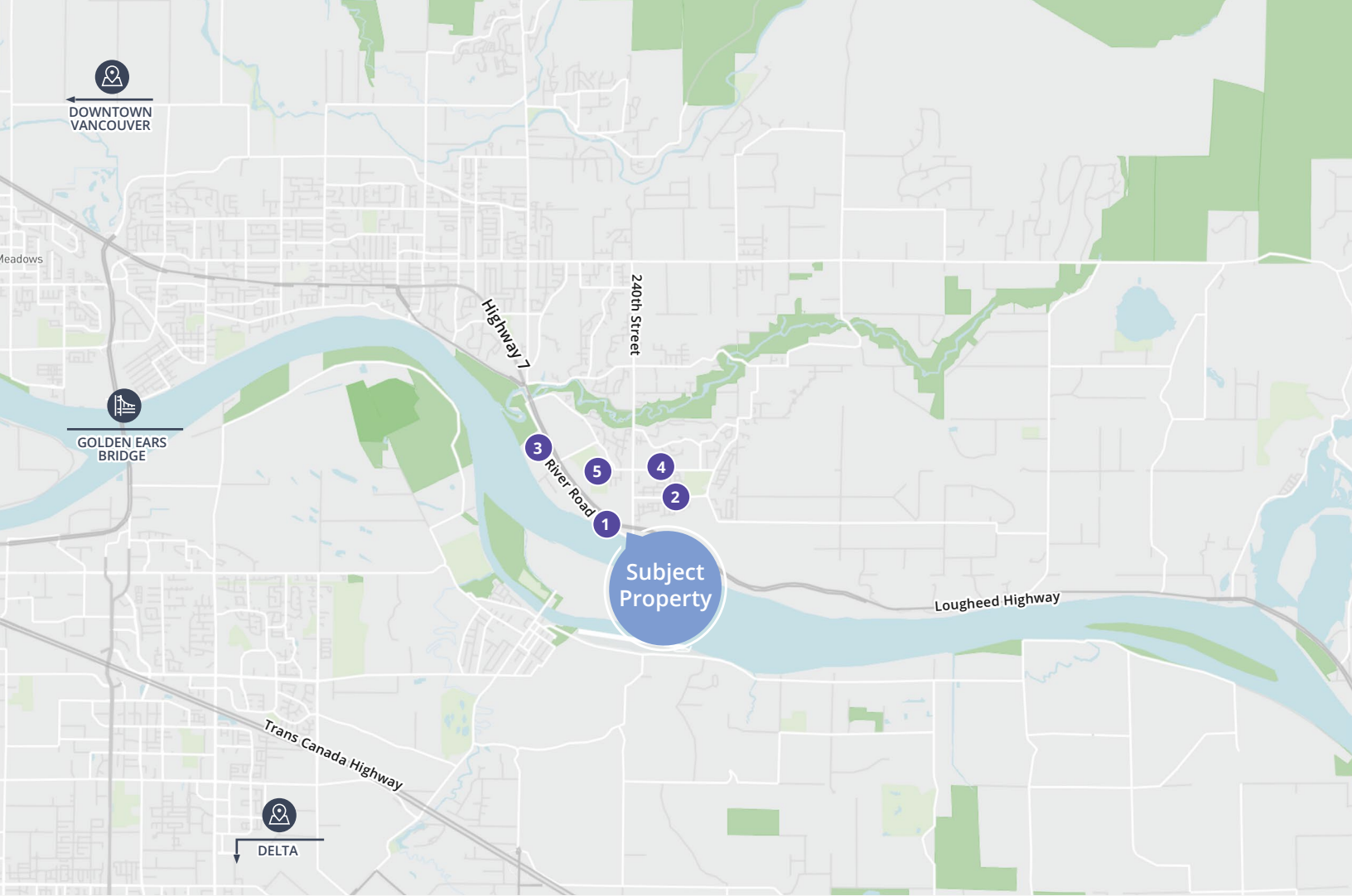


Surrounded by Port Kells, Langley & Maple Meadows industrial areas



Strong, growing industrial market with high demand for land





AMENITIES

- 1 Kingfishers Waterfront Bar & Grill
- 2 Kanaka Creek Coffee
- 3 Ronny's Bistro
- 4 Albion Community Centre
- 5 Albion Sports Complex

DRIVE TIMES

Lougheed Highway	2 minutes
Maple Ridge Town Centre	10 minutes
Golden Ears Bridge	15 minutes
Port Kells	20 minutes
Delta Port	60 minutes
Downtown Vancouver	60 minutes

Contact for more information

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**AVISON
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