

19966 WHARF STREET
MAPLE RIDGE, BC

FOR SALE OR LEASE
INDUSTRIAL YARD

[WATCH VIDEO](#)



5.32 Acres of M-2 Zoned Industrial Land
Situated in the Heart of Maple Ridge
Potential Waterfront Access

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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MAPLE RIDGE, BC

Opportunity

Lee & Associates is pleased to present the opportunity to purchase or lease 5.32 acres of industrial yard space in Maple Ridge, BC. The site features two covered storage structures along with a large gated yard, ideal for users in logistics, construction, fabrication, or storage-heavy operations. This is a rare opportunity to secure high-exposure industrial land in a rapidly growing municipality, with zoning that permits a wide range of industrial uses.

Location

Maple Ridge is one of the fastest-growing communities in the Lower Mainland, offering affordable industrial land and a strong labour pool, making it an attractive location for businesses looking to service both Metro Vancouver and the Fraser Valley. Situated near Lougheed Highway (Highway 7) and only minutes from the Golden Ears Bridge, the property provides convenient access to Lougheed Highway (Hwy 7), Golden Ears Bridge, Highway 1 (via 200 St or 176 St), Port Kells / Surrey and Fraser Valley markets in under 30 minutes.

Property Features

- » Efficient 5.32-acre rectangular parcel
- » Two entrances onto Wharf Street
- » Enclosed yard with covered storage structures
- » Fully secured, gated yard space
- » M-2 zoning allows for heavy industrial and outside storage uses
- » Centrally located within a growing industrial corridor
- » Low site coverage with ample yard area
- » 3-Phase electrical service
- » 23,152 SF enclosed storage area

Lot Size	5.32 Acres
Total Enclosed Area	±23,152 SF
Zoning	M-2 - General Industrial Zone (click to view bylaw)
Legal Description	Lot 531 District Lot 281 Group 1 New Westminster District Plan 35482 PID: 000-896-608
Basic Rent	Contact broker
Additional Rent (2026 Estimate)*	\$2.00 PSF + management fee <small>*All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST</small>
Property Taxes	\$256,612.41 (2026)
Asking Price	\$19,995,000
Availability	Immediately

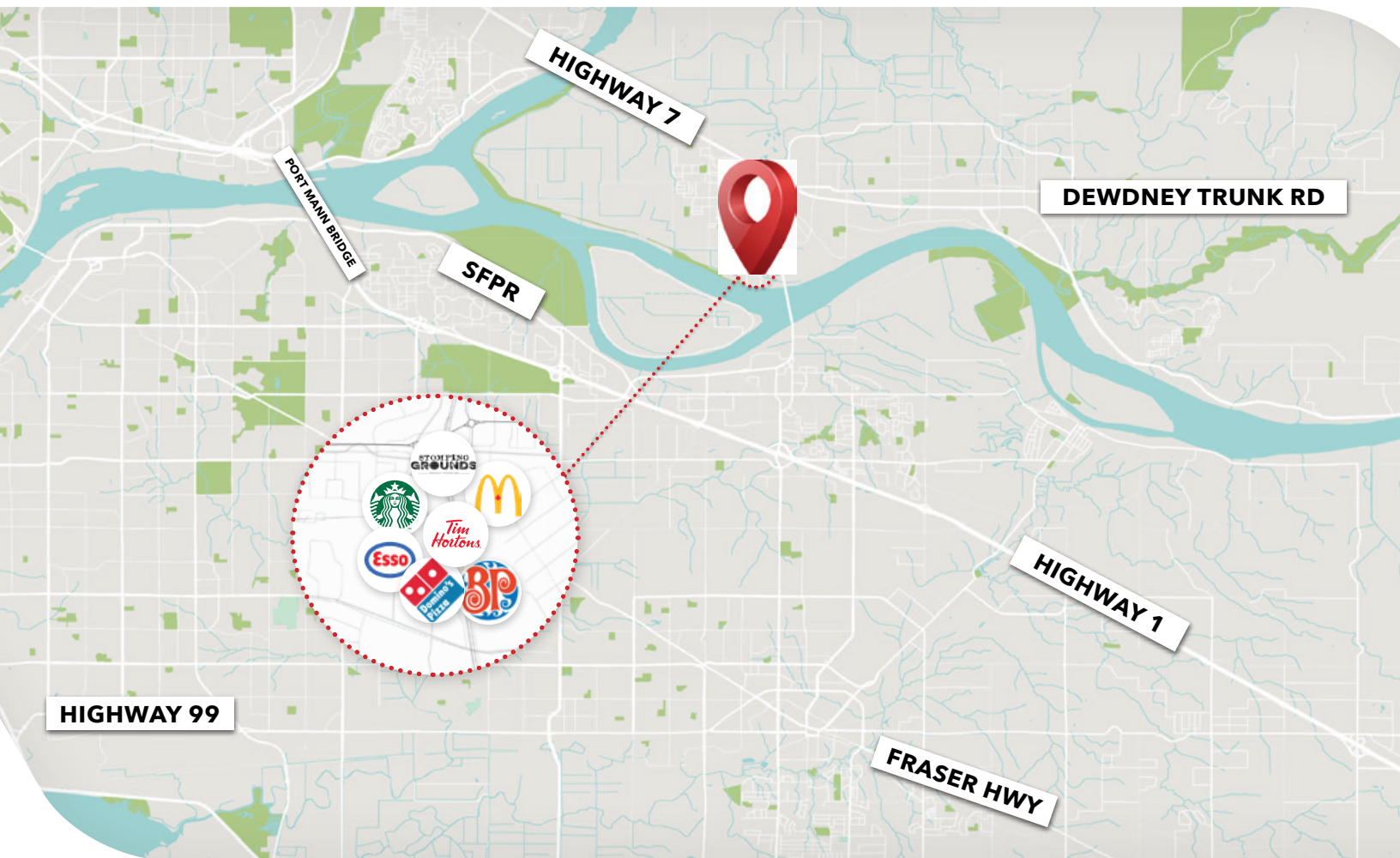


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Drive Times



Lougheed Highway
6 min | 3.1 km



Golden Ears Bridge
9 min | 4.1 km



Trans-Canada Highway
16 min | 9.0 km



Port Mann Bridge
23 min | 20.6 km



Langley
39 min | 16.3 km



SFPR
20 min | 14.1 km



Downtown Vancouver
26 min | 30.2 km



YVR
57 min | 56.2 km



Canada/U.S. Border
50 min | 36.4 km

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