



For Lease

14093 256 Street

Maple Ridge, BC

Opportunity for up to 80,000 SF +/- Build-to-Suit Industrial Facility with 2 acres additional yard space in Maple Ridge.

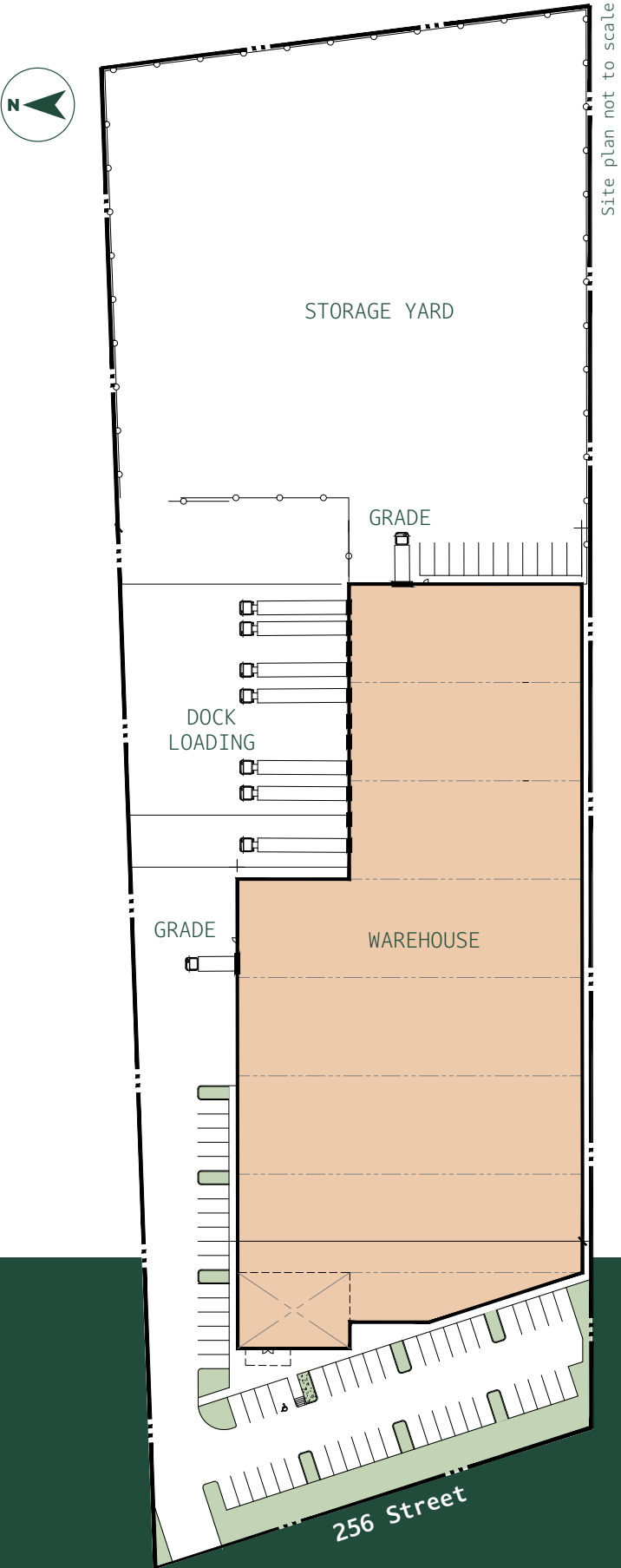
THE OPPORTUNITY

CBRE Limited is pleased to present a unique build-to-suit opportunity to lease up to 80,000 +/- Industrial facility with dock and grade loading, and 2 acres of additional yard space in Maple Ridge. The property maintains existing income, with the opportunity to develop or pre-lease a lease for a future industrial facility.












CONCEPTUAL SITE PLAN

Footprint	75,000 SF
Upper Floor	5,000 SF
TOTAL	80,000 SF



PROPOSED BUILDING SPECIFICATIONS

-  **Available Areas**
Warehouse & Office
-  **Dock Loading**
+/- Eleven (11)
-  **Grade Loading**
+/- Three (3)
-  **Parking Stalls**
+/- 65 stalls
-  **LED Lighting**
High Efficiency
-  **Gas fired**
Forced air unit heating system per unit
-  **Ceiling Height**
Up to 36' clear height
-  **Electrical Capacity**
3-phase 1200 AMP
-  **Storage Yard**
Up to 2 acres available for additional yard space

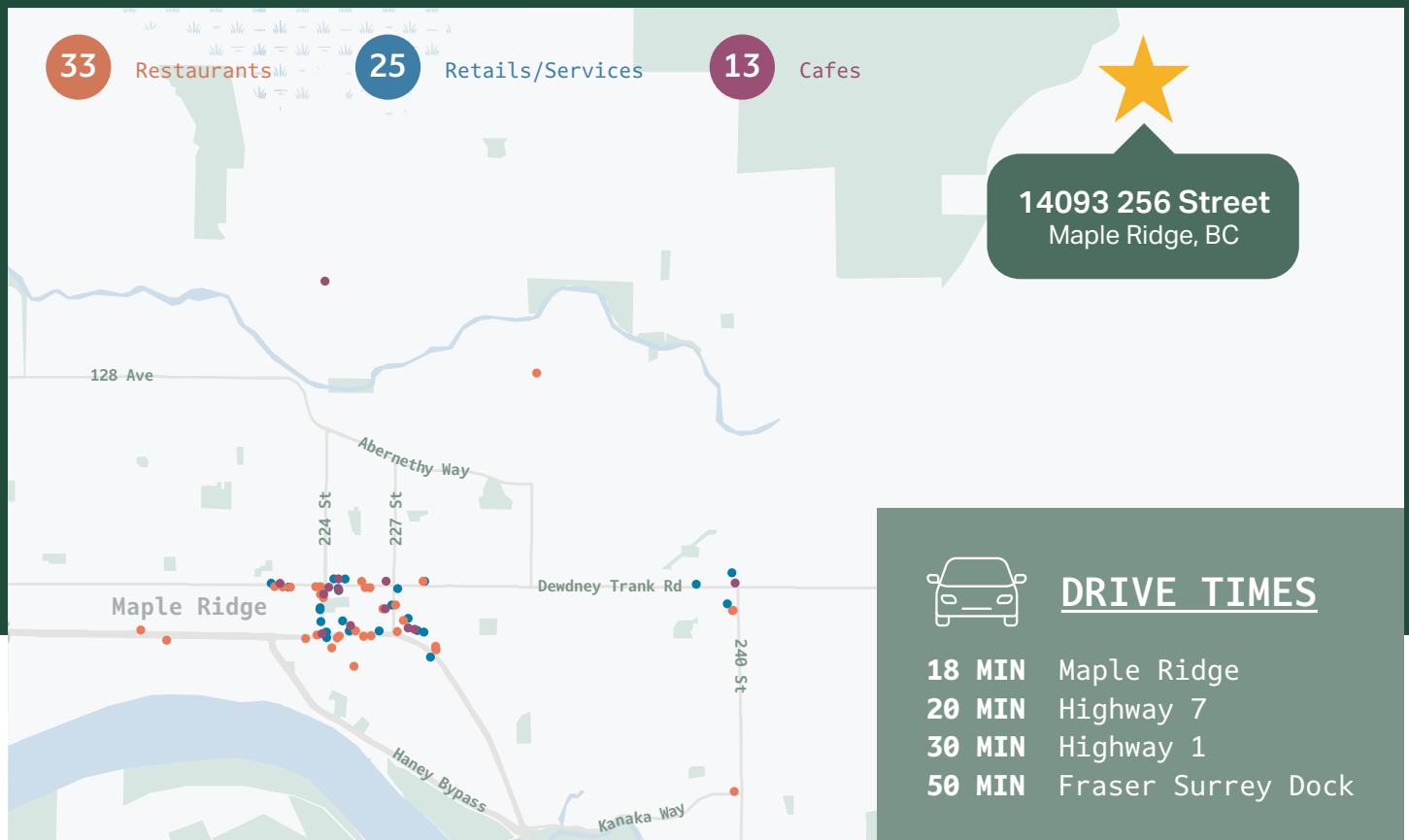
ESTIMATED CONSTRUCTION COMPLETION

Within 24 months of lease execution



THE LOCATION

Maple Ridge is strategically situated with excellent access to major transportation routes, including the Trans-Canada Highway and the Golden Ears Bridge, providing seamless connectivity to Metro Vancouver and the broader Fraser Valley region. This accessibility facilitates efficient logistics and distribution, making it an ideal location for businesses looking to optimize their supply chains.



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CBRE



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