

FOR SALE

140-144

RIVERSIDE DRIVE WEST
North Vancouver, BC

Exceptional opportunity to acquire a freestanding, well-maintained industrial building on a 0.516 acre lot in North Vancouver with direct access to Highway 1

**Subject
Property**

RIVERSIDE DRIVE WEST

Terry Thies*, Principal
604 646 8398
terry.thies@avisonyoung.com
**Terry Thies Personal Real Estate Corp.*

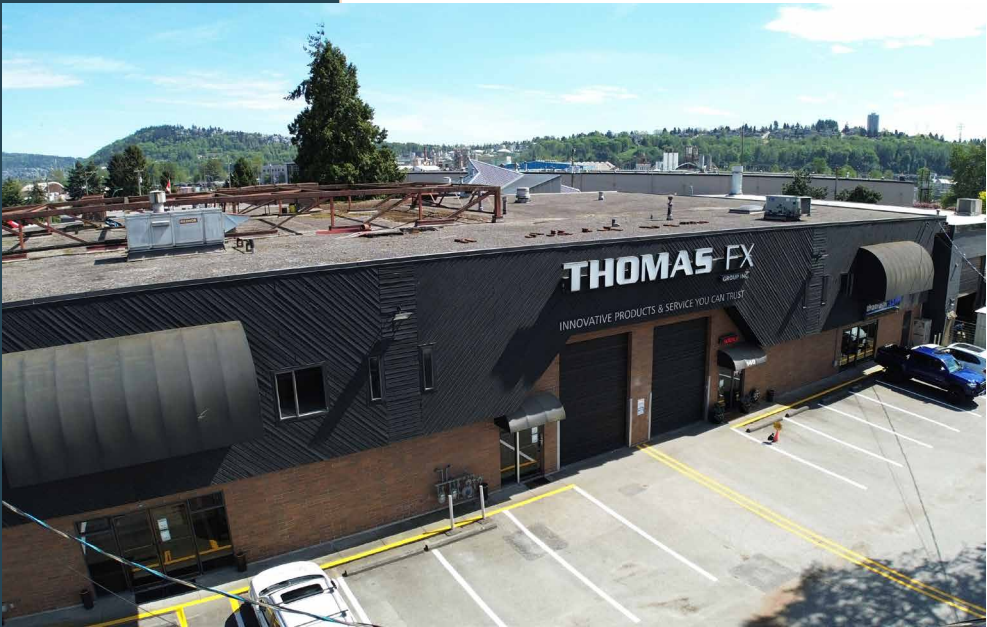
Ian Whitchelo*, Principal
604 647 5095
ian.whitchelo@avisonyoung.com
**Ian Whitchelo Personal Real Estate Corporation*

**AVISON
YOUNG**

Opportunity

Exceptional opportunity to purchase a well-maintained industrial property in North Vancouver’s sought after Maplewood industrial district. Located at 140-144 Riverside Drive West, this facility offers approximately 17,000 square feet of functional space, featuring 21-foot 7-inch clear ceilings, grade level loading, and ample office and showroom area. The building presents a premium, move-in ready opportunity for businesses looking to establish or expand their presence on the North Shore.







140-144 Riverside Drive West offers a strategic opportunity for businesses seeking either full building occupancy or the potential to generate revenue through leasing. With a natural division at it’s center, the property can offer two fully self contained spaces. Each section includes dedicated entrances, loading doors, and utilities, which will allow for independent operation without interruption. The building is ideal for organizations looking to scale operations, establish a headquarters, or lease a portion of the property to a third party for additional revenue to offset carrying costs. This flexible layout supports a wide range of business models and investment strategies, making this an exceptional choice for owner-occupiers, investors, or enterprises looking for long term growth in a premium location.



Property details

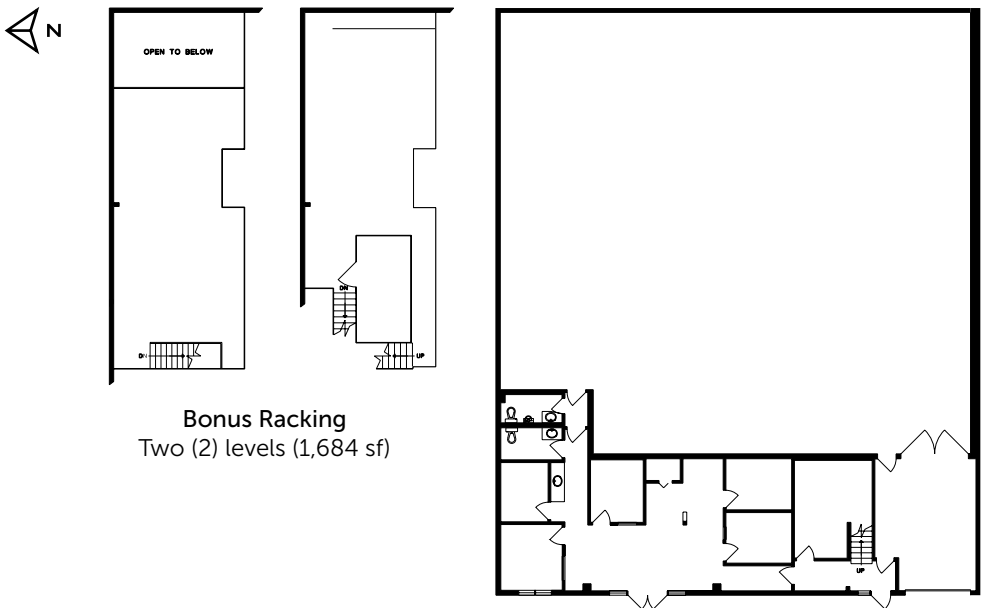
PROPERTY ADDRESS 140-144 Riverside Drive West, North Vancouver	
BUILDING SIZE 16,968 sf	
140 Riverside Drive	
Main floor	6,668 sf
Upper floor	2,075 sf
Total	8,743 sf
Bonus mezzanine	1,511 sf
Bonus racking	1,970 sf
144 Riverside Drive	
Main floor	6,660 sf
Upper floor	1,565 sf
Total	8,225 sf
Bonus racking	1,684 sf
SITE AREA 22,491 sf	
PROPERTY TAXES (2024) \$82,462.55	
ZONING Employment Zone Light Industrial (EZ-LI)	
AVAILABILITY With notice	
SALE PRICE \$10,795,000	

Property highlights

-  Well-maintained 2-storey industrial facility
-  21’ 7” clear ceiling height
-  Secure, gated lot with 18 dedicated parking stalls
-  400-amp, 3-phase electrical service, well distributed throughout the building
-  Easily demisable into two self-contained units with independently metered utilities
-  Advanced security systems in place

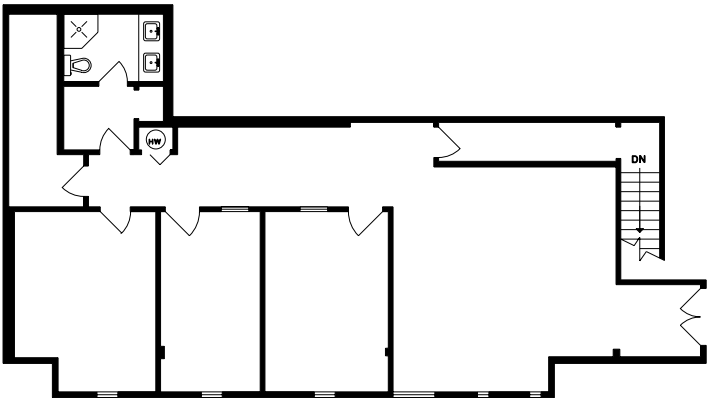
FLOORPLANS

Unit 144 | 8,225 sf



Main Floor (6,660 sf)

- 10' x 14' grade-level loading door
- High ceiling warehouse space with clear-span production area
- Six (6) private offices
- Two (2) washrooms

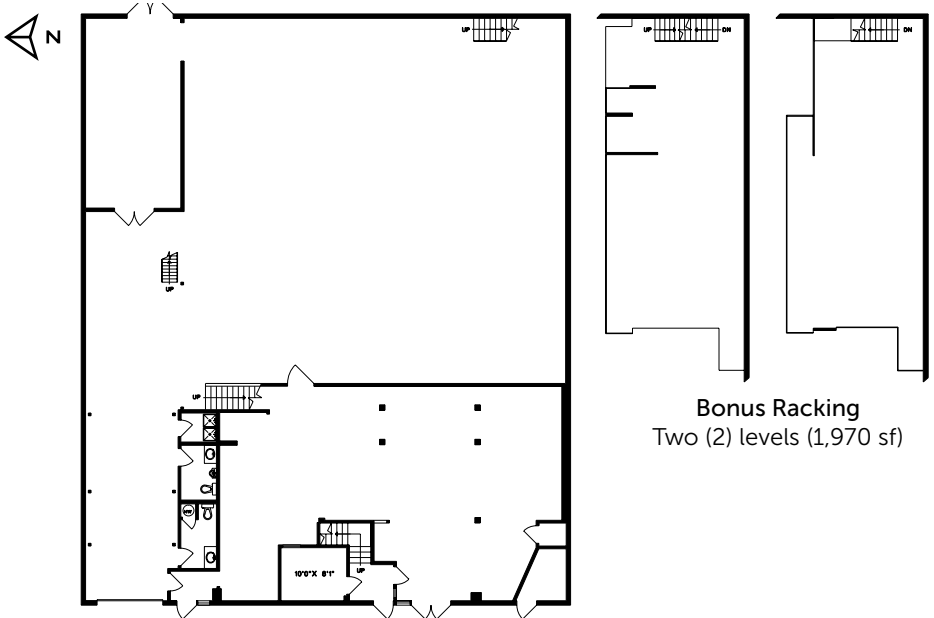


Upper Floor (1,565 sf)

- Bonus mezzanine storage areas
- Private washroom with shower
- Spacious boardroom
- Open work area with additional private offices

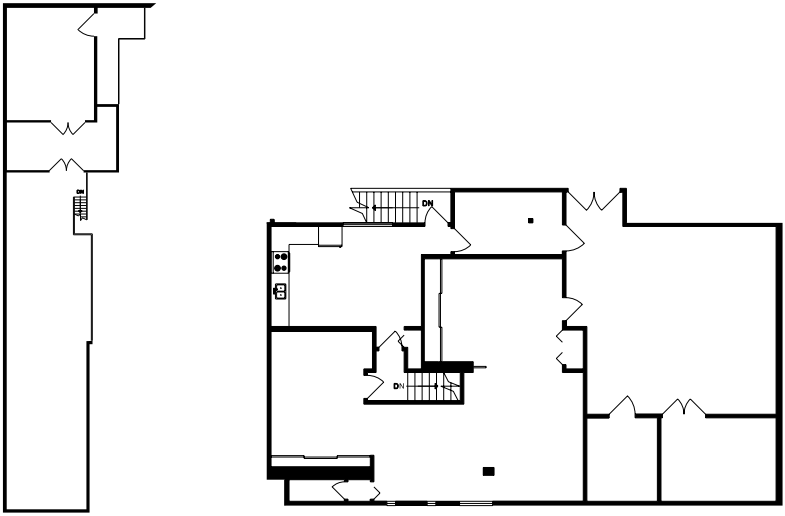
Unit 140 | 8,743 sf

*Floor plans are not to scale



Main Floor (6,668 sf)

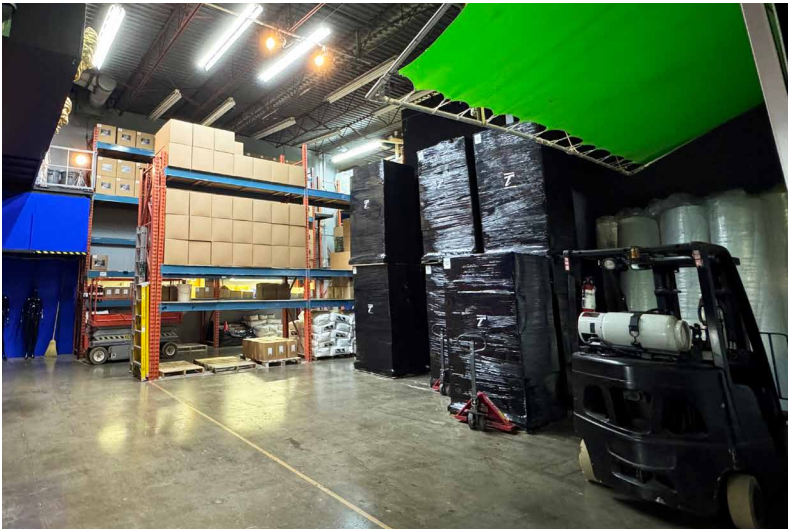
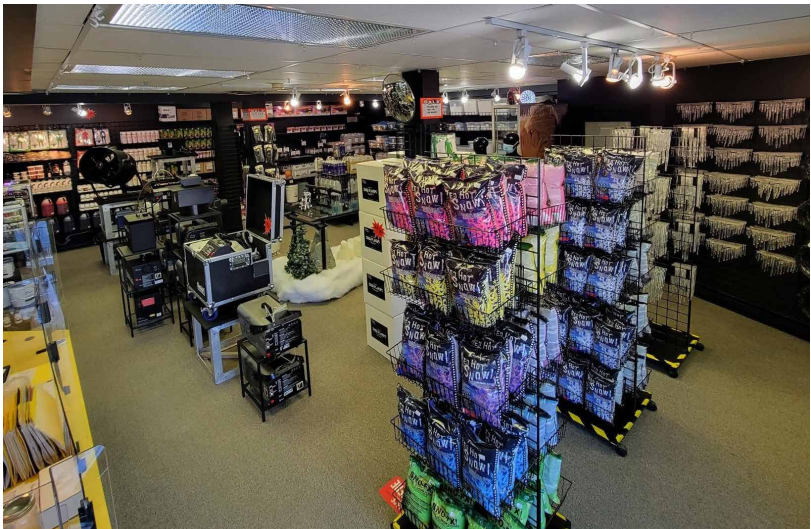
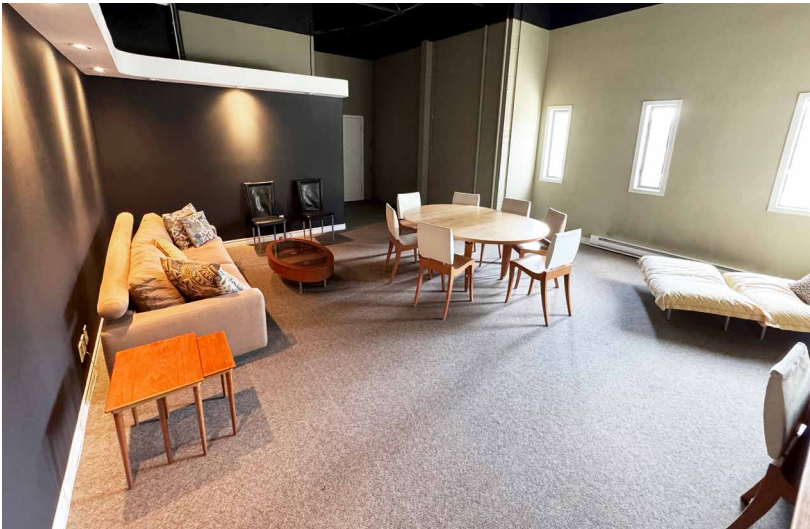
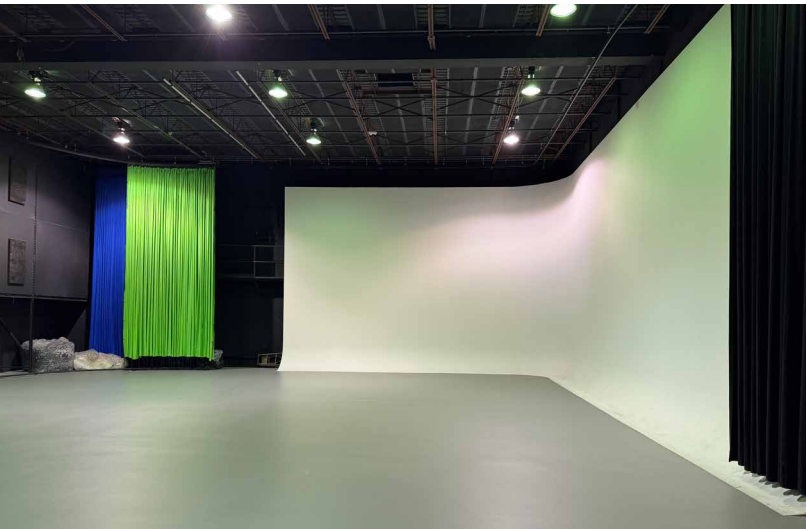
- 10' x 14' grade level loading door
- High ceiling warehouse space with racking in place
- HVAC serviced retail and showroom area
- Two (2) washrooms



Upper Floor (2,075 sf)

- Bonus mezzanine storage areas
- Full kitchen and lunchroom
- HVAC serviced office areas
- Large private office area and boardroom
- Venting in warehouse area


Bonus Mezzanine (1,511 sf)





Location


Located in the heart of Maplewood Village Centre, 140-144 Riverside Drive West sits within one of the District of North Vancouver's primary hubs for light industrial and commercial activity. The area features a mix of warehouses and light manufacturing businesses, supported by excellent connectivity to major transportation routes, including Highway 1, providing streamlined access to the Lower Mainland region and quick access to nearby retail amenities at NorthWoods Village.

Area highlights

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Nearby public transit and Phibbs Exchange
- 

Easily accessible for larger vehicles
- 

Abundant retail and service amenities in the immediate area
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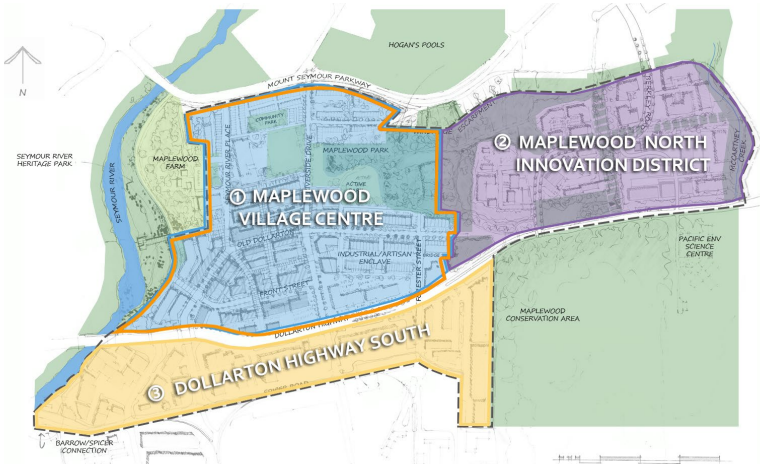
Direct access to Highway 1

Drive times

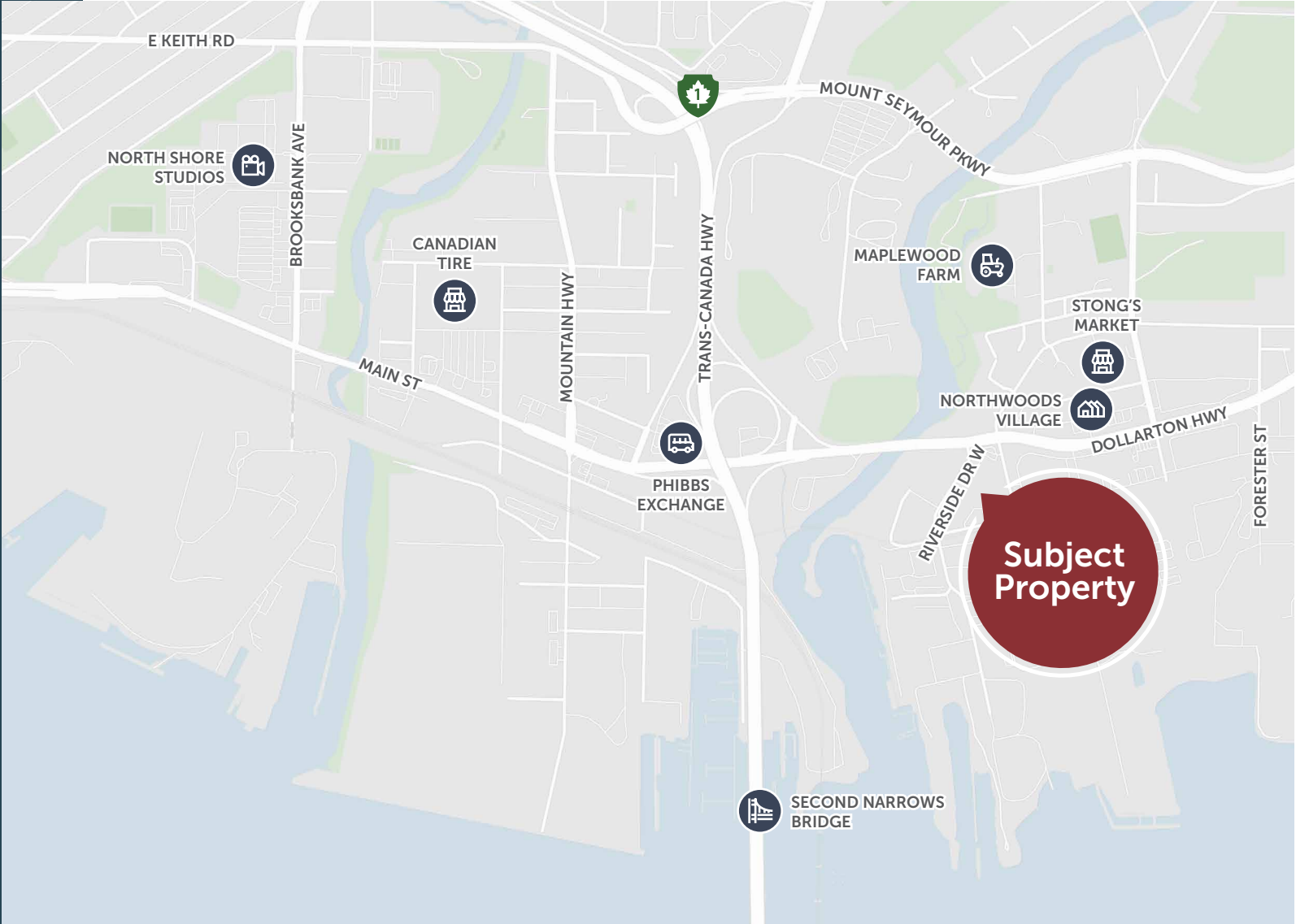
Second Narrows Bridge	3 MINUTES
Downtown Vancouver	25 MINUTES
YVR Airport	40 MINUTES
Highway 1	3 MINUTES

Maplewood Village Centre

The Maplewood Village Centre is rapidly evolving into a dynamic mixed-use district, with a variety of new shops, services, and several proposed new residential developments which will significantly enhance this area's vibrant feel. As growth continues, Maplewood Village Centre is becoming increasingly attractive for industrial users, offering efficient access to major transportation routes connecting to Burnaby, Vancouver, and the broader Lower Mainland. The area's planned infrastructure improvements and proximity to key commercial corridors enhance its appeal for light industrial, distribution, and service-based operations. In this growing community, Maplewood will be able to support long-term industrial growth and investment.



Source: Maplewood Implementation Plan



Contact for more information

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avisonyoung.com

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