

FOR SALE BY COURT ORDER: OWNER-USER / INVESTMENT OPPORTUNITY



27222 Lougheed Highway | Maple Ridge, BC

85,575 SF Manufacturing Facility on 9.3 Acre Waterfront Site

Todd Scarlett

*Personal Real Estate Corporation
Senior Vice President*

+1 604 603 3632
todd.scarlett@colliers.com

Adam Mitchell

*Personal Real Estate Corporation
Vice President*

+1 778 229 9200
adam.mitchell@colliers.com

Jack Bougie

Associate

+1 604 329 4110
jack.bougie@colliers.com



Opportunity / Location

An unparalleled waterfront industrial asset, offering a rare chance to secure significant Fraser River frontage within the Lower Mainland. With more than 1,500 feet of river exposure, it provides substantial future potential to enhance integration between the upland site and the marine transportation network, supported by an existing dock and boat ramp. The property is strategically located approximately 20 minutes east of the Golden Ears Bridge, providing direct connectivity to Port Kells and Northwest Langley, and approximately 15 minutes from Downtown Mission. Situated just east of the Albion industrial area, the site offers prominent frontage along Lougheed Highway, with efficient connectivity to Highway 1 and 17, and the broader regional transportation network.



Salient Facts

Building Area		BC Assessment (2026)	\$27,739,000
Ground Floor Reception/Office & Warehouse	61,750 SF	Legal Description	Property Identifier: 024 - 337 - 285 Parcel 1, District Lot 433, Group 1, New Westminster District Plan LMP39524
Production/Office Area - 2nd Floor	17,633 SF	Property Taxes	\$330,725.70 (2025)
Production/Office Area - 3rd Floor	6,192 SF	Asking Price*	\$25,999,000
Total	85,575 SF		

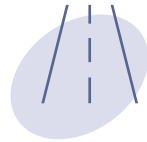
**All offers subject to Court Approval*

Current Tenancy Information

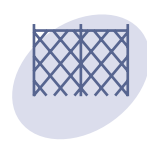
- A & H Steel (Vancouver) Ltd. currently occupies 55,360 SF Bld., 79,216 SF Yard & 6,000 SF Covered Storage
- Lease Expiry: September 30, 2029
- Contact Listing Agent for NOI
- Opportunity for early termination / vacant possession



Building Area
85,000+ SF



Easy access to
Golden Ears Bridge



Fully Fenced
Perimeter



32' Clear



M2: General
Industrial Zoning



Second Floor Boardroom



Covered Yard Structure



Paint Booth

Features

- Construction in 2000
- 32' clear ceiling heights underhook
- Bridge cranes (5 and 10 tonne)
- 150' concrete floating dock (waterlot lease) with steel pilings
- Fully fenced perimeter
- 135' x 40' down draft paint booth
- 600 Amp / 600 volt 3phase Electrical Service (to be verified)
- Oversized sliding grade entry doors
- Drive-thru bays
- Miscellaneous exterior "cover all" structures may be available
- Beautifully appointed executive / staff offices with waterfront views
- 50' wide concrete ramp into the river
- Fully Sprinklered



Ramp Water Access



Bridge Crane Extends Into Yard



Concrete Dock



Lunch Room

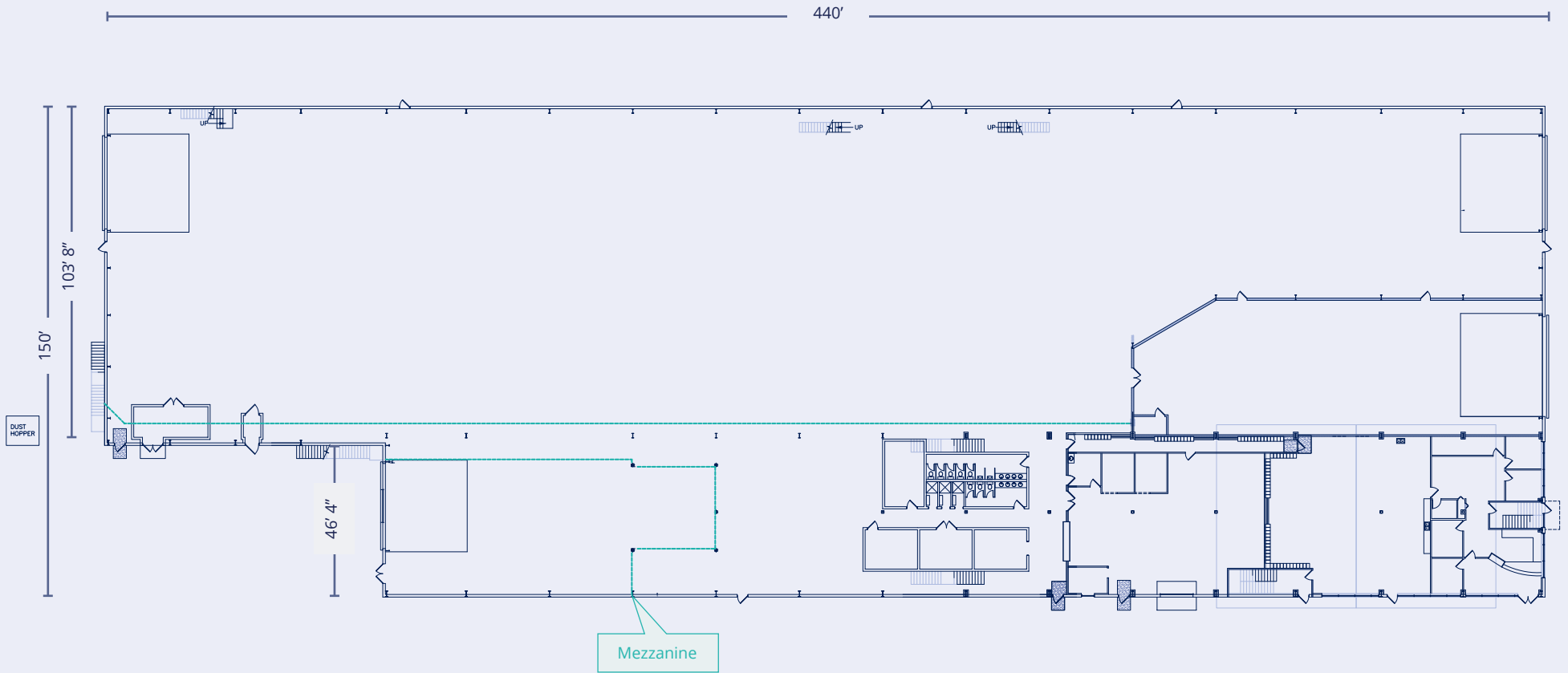


View

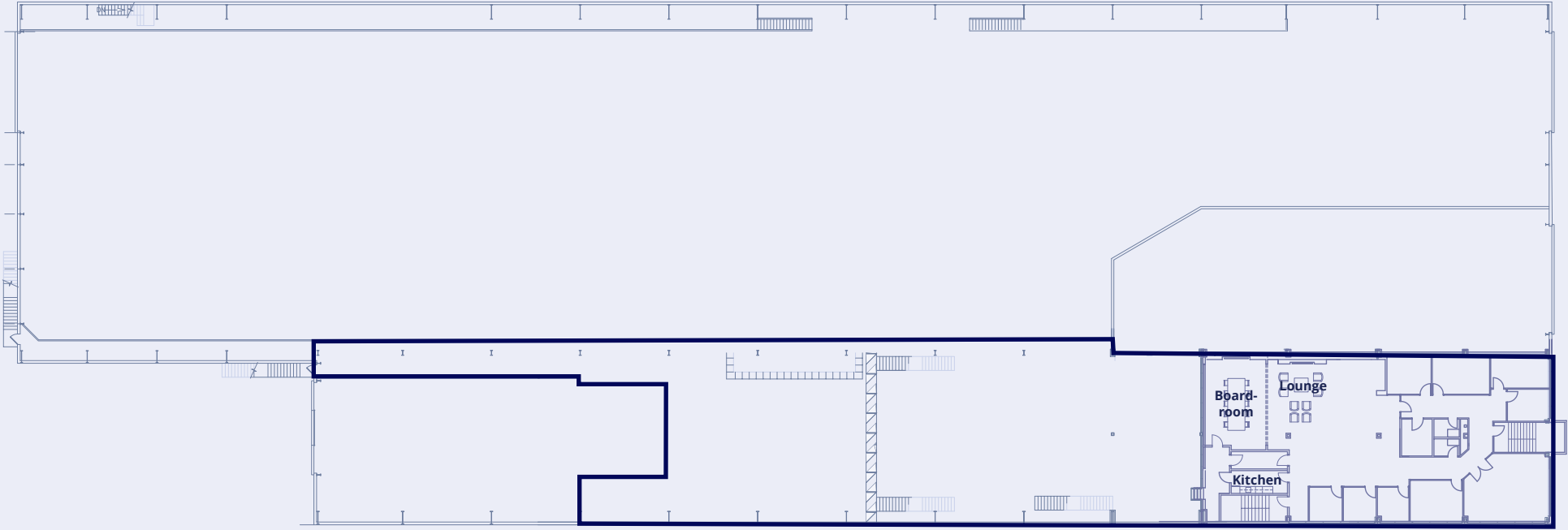


Dock & Sprinkler Pump House

Floorplan



Main Floor



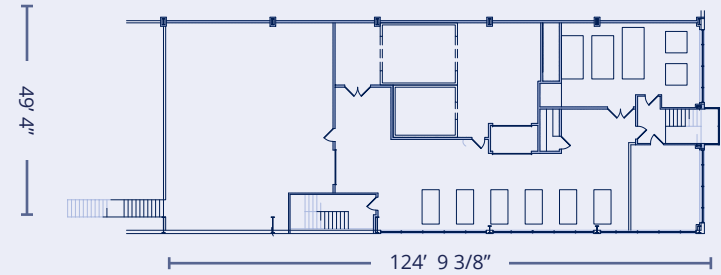
Second Floor



Second Floor Production



Third Floor Production



Third Floor



Online Due Diligence Room Contents

Property documents



Environmental Assessment/ Reports



Plans



Property Photographs



Leases/ Agreements

Legal & Financial Documents



Receiver's form of Agreement of Purchase and Sale



Title & Documents on Title



Property Taxes

Offering Process

Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendor. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that all offers are Subject to Court Approval

For further information on the offering process, please contact:

Todd Scarlett

Personal Real Estate Corporation
Senior Vice President

+1 604 603 3632
todd.scarlett@colliers.com

Adam Mitchell

Personal Real Estate Corporation
Vice President

+1 778 229 9200
adam.mitchell@colliers.com

Jack Bougie

Associate

+1 604 329 4110
jack.bougie@colliers.com

IMPROVED SITE INGRESS & EGRESS



New Complete Controlled Rail Crossing

New 1,200 +/- ft. Deceleration Truck Lane

New Proposed Controlled Rail Crossing

27222 Lougheed Highway | Maple Ridge, BC

Todd Scarlett

Personal Real Estate Corporation
Senior Vice President

+1 604 603 3632

todd.scarlett@colliers.com

Adam Mitchell

Personal Real Estate Corporation
Vice President

+1 778 229 9200

adam.mitchell@colliers.com

Jack Bougie

Associate

+1 604 329 4110

jack.bougie@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

