

Turnkey Automotive Service Facility

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FOR SUBLEASE

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7,967 SF Service Industrial Facility on 1.5 Acre Lot

11469 Kingston Street, Maple Ridge

Opportunity to sublease 7,967 SF in the Maple Ridge, just off Golden Ears Way. The subject property features a turn-key automotive service facility with existing equipment or can be used as warehouse/ office and provides excess parking/ yard.

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Location

Strategically located on Kingston Street in Maple Ridge, 11469 Kingston Street offers excellent accessibility for industrial users. The property is minutes from major transportation routes, including the Lougheed Highway (Highway 7) and the Golden Ears Bridge, providing efficient connections to Metro Vancouver, the Fraser Valley, and key logistics corridors. Its proximity to major arterial roads allows for seamless truck movement and convenient access for employees.

The location is also well-served by public transit, with nearby bus routes linking to the West Coast Express and regional transit hubs, ensuring strong connectivity for commuting staff.



Available Area*

Office	500 SF
<u>Warehouse</u>	<u>7,467 SF</u>
Total	7,967 SF

*Areas are approximate and to be verified

Site Area / Outside Storage

1.5 Acres / 20,000 SF of excess yard

Building Features

- Concrete block construction
- Approx 17' clear ceiling height
- Six (6) oversized 10' x 14' drive-in doors
- Ability for drive through loading
- Heavy 3 phase power
- Small office, washrooms and lunchroom
- Fully fenced and gated

Zoning

M-3 Business Park Zone

Available

Immediately

Sublease Expiry

January 31, 2030

Existing Automotive Equipment

- Three (3) vehicle hoists with ~ 15,000 lbs. capacity
- Two (2) heavy duty hoists with ~ 30,000 lbs. capacity
- Compressed air throughout
- Existing in-ground pits
- Work benches
- Storage racking

Asking Sublease Rate

Please Contact Listing Agents

Operating Costs & Taxes (Est. 2025)

\$10,087.64/month plus GST

The Property





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