

11310 Kingston Street

Maple Ridge, BC

Land For Sale



Lot 1
Total 8.33 acres

Lot 2
Total 3.61 acres

Opportunity to acquire a 3.61 or
8.33 acre industrial-zoned and
serviced parcel in Maple Ridge


CEDAR COAST

AVISON
YOUNG

11310 Kingston Street

Maple Ridge, BC



Opportunity

Avison Young is pleased to offer a unique opportunity to acquire 3.61 to 8.33 acres of prime industrial land in Maple Ridge, ideally located just off the Golden Ears Bridge.

This exceptional offering includes two industrially zoned vacant parcels, available for purchase either separately or together.

- **Lot 1:** 8.33 acres, with the potential to accommodate over 200,000 sf of building area.
- **Lot 2:** 3.61 acres, featuring substantial frontage along the extended Kingston Street, allowing for over 70,000 sf of building area.

Both parcels will be fully serviced to municipal standards, with newly constructed 10-meter roadways, sidewalks, and street lighting. The properties also include thoughtfully designed development plans for high-quality freestanding industrial buildings, ranging from 70,000 sf to 200,000 sf, which can be customized to meet the buyer's specific requirements.

Perfect for medium to large-scale businesses, these lots offer a prime location and exceptional development potential.

Property overview

Address	11310 Kingston Street, Maple Ridge	
Site area	Lot 1	8.33 acres
	Lot 2	3.61 acres
PID	028-855-515	
Legal description	LOT 2, PLAN BCP50883, DISTRICT LOT 280, 281, GROUP 1, NEW WESTMINSTER LAND DISTRICT	
Zoning	The properties are in the process of being rezoned to M-3 Business Park Industrial	
Condition on delivery	The lots will be delivered zoned, serviced with roads in place at completion	
Availability	Zoned, subdivided, and serviced lots are scheduled for delivery Q1 2027	

Highlights



Properties delivered zoned, serviced and **ready for construction**



Convenient access to other industrial markets including 7 minutes to the Highway 1 and 200th Street interchange



High-exposure properties, that are located directly off the Golden Ears Bridge



Located in one of the **best labour markets**



Transaction timelines allow a purchaser to progress and **receive a building permit** with Maple Ridge prior to completion



Multiple points of **access and egress**



An exceptional opportunity to acquire a zoned and serviced industrial property ready for construction

Location

Located in Maple Meadows, directly off the Golden Ears Bridge, the properties offer an unparalleled business location in the geographic centre of Greater Vancouver.

This strategic location ensures easy access to Highway 17, Highway 7, and the new Langley-Haney Place BRT Corridor, just seven minutes from Highway 1. With exceptional connectivity to major markets, logistics and commuting are effortless. The properties also benefit from a robust industrial labour pool, providing businesses with a skilled workforce and resources. Nearby, Meadowtown Centre offers a variety of shopping, dining, and urban amenities, while Maple Meadows Station enhances convenience with seamless transit connections via the West Coast Express, linking locations throughout Metro Vancouver.

Drive times

Golden Ears Bridge	2 minutes
Highway 7	3 minutes
Highway 1	7 minutes
CP Intermodal	9 minutes
CN Intermodal	10 minutes
Highway 15	10 minutes
Surrey Fraser Docks	27 minutes
Highway 17/SFPR	27 minutes
US/Canada Border Crossing	35 minutes
Downtown Vancouver	40 minutes
Delta Port	45 minutes
YVR	48 minutes

Demographics (2023 est)



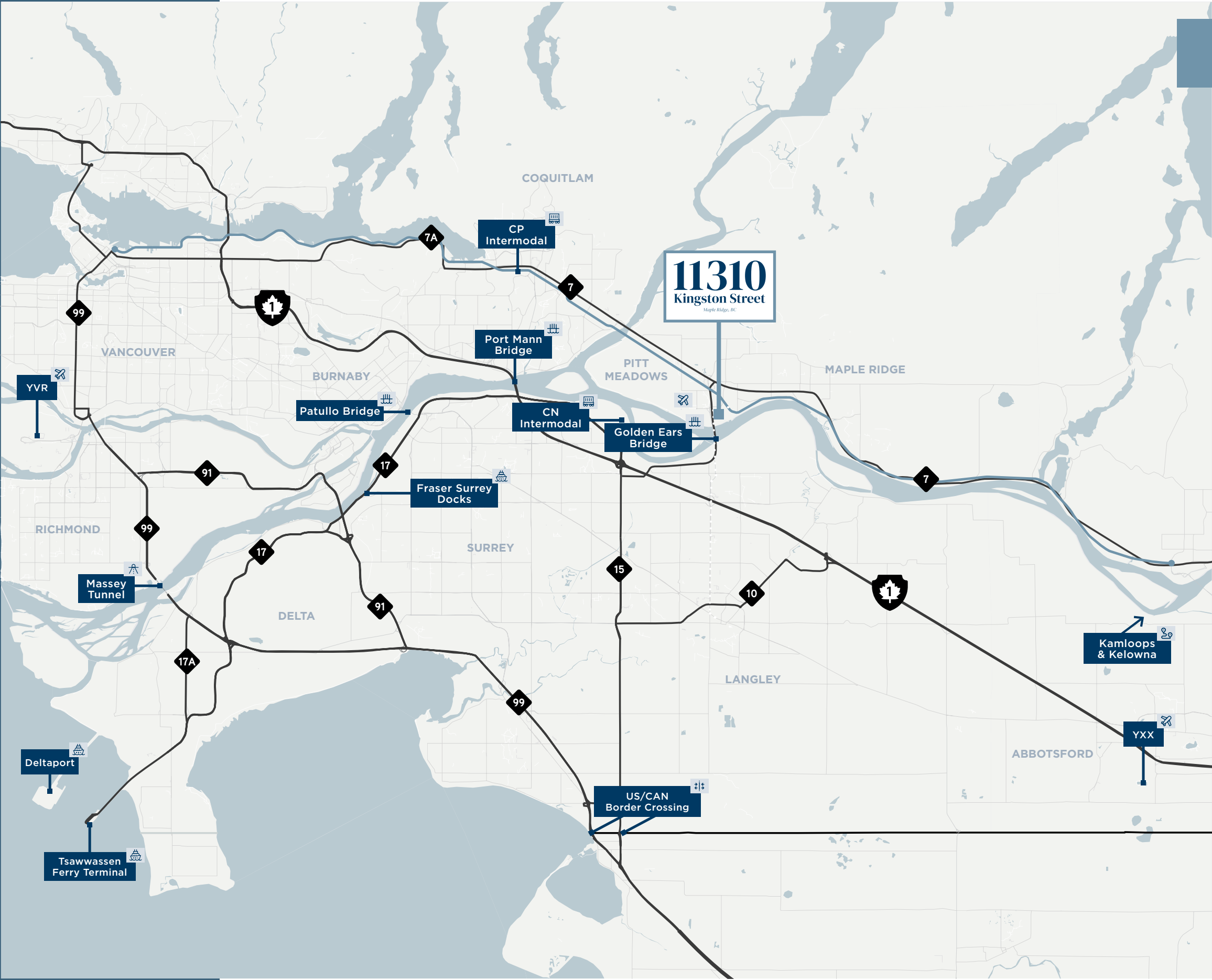
99,836
Population



38,435
Labour force



24.9%
Skilled trades
labour force





Future zoning

M-3 Business Park Industrial

Allows for a variety of light industrial uses, including but not limited to:



Manufacturing



Distribution



Service



Assembly uses

[Click here to access
Maple Ridge Zoning Bylaws](#)

Available reports

- Geotechnical
- Environmental
- Servicing details
- Building layouts
- Topographic survey
- Civil works reports

*Data room access inclusive of all reports will be provided to qualified purchasers upon execution of the confidentiality agreement.

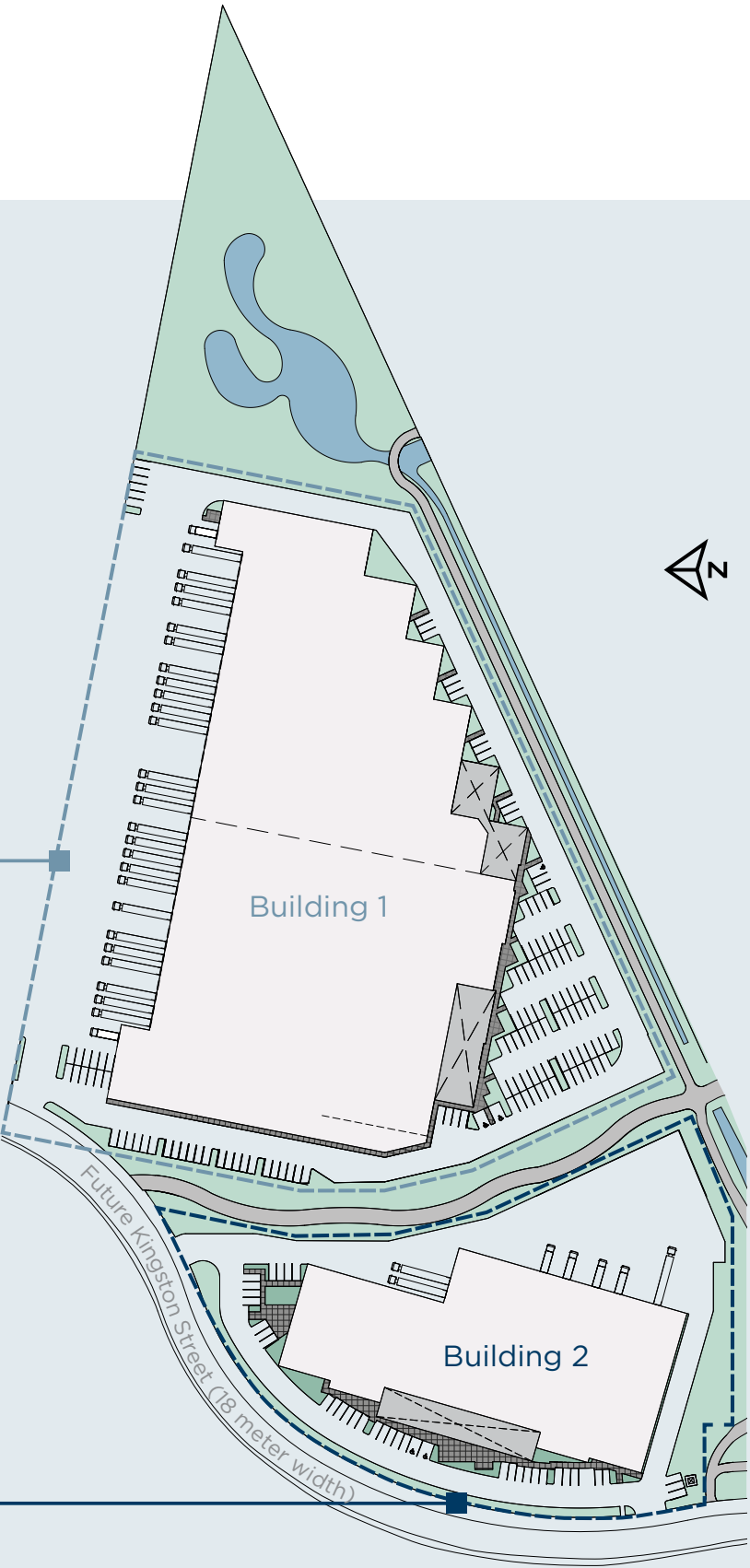
Build-to-suit concepts

Lot 1 (Proposed Building 1)












Building area	Main floor	190,705 sf
	Mezzanine	9,655 sf
	Total	200,360 sf
Lot size	8.33 acres	
Site coverage	40.5%	
Loading	Dock doors	33
	Grade doors	2
Ceiling height	36' clear	

Lot 2 (Proposed Building 2)

Building area	Main floor	64,704 sf
	Mezzanine	5,128 sf
	Total	69,832 sf
Lot size	3.61 acres	
Site coverage	30.1%	
Loading	Dock doors	5
	Grade doors	4
Ceiling height	32' clear	



The building concepts are designed to the following specifications, with flexibility for the vendor to tailor and customize them to align with the purchaser’s requirements.

-  Insulated concrete tilt-up construction
-  ESFR sprinklers
-  Built-in mezzanine space
-  Extensive glazing and skylights (5' x 5') to provide natural light
-  Gas-fired unit heaters
-  Multiple (8' x 10') dock-loading doors with hydraulic levellers
-  Multiple (12' x 14') grade-level loading doors
-  3-phase, up to 1600 amps at 347/600 volts dedicated to power supply
-  Clear warehouse ceiling heights ranging from 32' - 36'
-  High-efficiency LED high-bay lighting
-  Warehouse floor load capacity ranging from 700 lbs psf to 800 lbs psf

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Lot 2
Total 3.61 acres

Lot 1
Total 8.33 acres

For more information, please contact:

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