

Maple Ridge Exclusive!
Unbeatable Value & Price Reduced!

13130 Lilley Drive, Maple Ridge

Freestanding Industrial Building with Yard **For Sale**

An opportunity to purchase a very clean and modern industrial building located in Kanaka Business Park on 1.26 acres.

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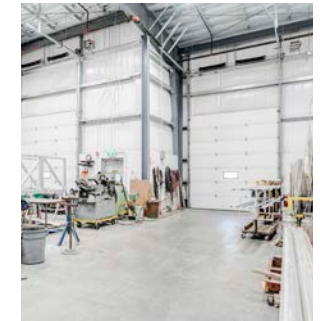
Location Details

- Located in Kanaka Business Park, within the North 256 Street Lands master planned area that will see significant industrial growth on the short and long term horizon
- Situated just off 256th Street and Dewdney Trunk Road
- Minutes from a large employment base in suburban Maple Ridge, and Webster's Corner
- Easy access, minimal traffic and clean industrial uses
- Beautiful forest vistas, situated within nature



Property Features

Location	The property is located in Kanaka Business Park, in a serene setting among the trees in Maple Ridge. Dewdney Trunk Road is easily accessible via 256th Street and Downtown Maple Ridge is a quick 10-minute drive.	
Zoning	M2 General Industrial, allowing a wide variety of light industrial uses and related offices.	
Site Size	1.265 acres	
Building Area	Warehouse	9,721 SF
	Main Floor Office	1,468 SF
	Caretaker's Suite	1,595 SF
	Total	12,784 SF
Building Features	<ul style="list-style-type: none"> • Clean industrial facility built in 2018 • Completely paved property • 800 amps 347/600 volt 3 phase power • Fully sprinklered • HVAC in office area • 22' - 26' clear warehouse ceilings • Four 14' x 12' grade loading doors • Ample parking • Heated and insulated warehouse area • Modern and newly built two-bedroom, 2-bath residential suite with balcony • Secure, gated and alarmed yard area and on-site parking • Potential for multi-tenant scenario for holding income 	
Sale Price REDUCED!	\$5,650,350 (\$442 per SF)	
Available	With vacant possession	



* Areas are approximate and to be verified



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