

**FOR LEASE**

**12.86 acre** site  
in Maple Ridge,  
located just off  
Lougheed Highway

**25862 Lougheed Highway,  
Maple Ridge, BC**

**Geoffrey Charters**

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# Opportunity Overview

An exceptional opportunity to lease industrial land along Maple Ridge's busy Lougheed Highway. This high-profile site offers excellent exposure and convenient access to one of the region's main transportation corridors, making it ideal for contractor yards, equipment storage, staging operations, or light manufacturing uses.

Located within a flexible commercial and industrial zoning area, the property accommodates a wide range of uses. Its generous site configuration is well suited for businesses requiring extensive outdoor storage, on site operations, and convenient drive in access.



Zoned M-2 General Industrial



Excellent proximity to Lougheed Highway and quick access to the Golden Ears Bridge



Leveled yard area ready for immediate use



# Opportunity Details



**Civic Address** 25862 Lougheed Highway, Maple Ridge, BC

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**PID** 012-021-695

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**Lot Size** 12.86 acres

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**Zoning** M-2 General Industrial

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**Lease Rate** Please Contact Listing Agents

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**Additional Rent** Please Contact Listing Agents

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**Availability** Immediately

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**Features**

- Property comes with Water rights as it is located on the Fraser River
  - Excellent proximity to Highway 1, Golden Ears Bridge and the Fraser Valley corridor
  - High frontage for branding opportunities and operational ease
  - Convenient access for transport trucks and heavy equipment
  - Ideal for businesses requiring large yard space and easy vehicle maneuverability
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