

FOR SALE

BY COURT ORDER

13060 LILLEY DRIVE • MAPLE RIDGE, BC

1 ACRE INDUSTRIAL DEVELOPMENT SITE

NEW PRICE: \$2,450,000



**1.0 ACRE LOT
LEVELED AND FENCED
KANAKA INDUSTRIAL PARK**

Marcus & Millichap

NICOLAS MORETTI

Personal Real Estate Corporation
Associate Director, Investments & Leasing

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OPPORTUNITY

Marcus & Millichap is pleased to present the exclusive opportunity to purchase 13060 Lilley Drive, Maple Ridge, B.C. (the "Subject Property"). Located in the Kanaka Business Park, the Subject Property offers ~0.70 acres of usable yard that is levelled and fenced, with the potential to expand the net usable square footage within this one-acre parcel. Zoned M-2 (General Industrial), the site is well suited for warehousing, distribution, manufacturing, and related uses. Strategically positioned near Lougheed Highway and Golden Ears Way, the Subject Property offers excellent connectivity across the Lower Mainland and sits within a growing commercial node.



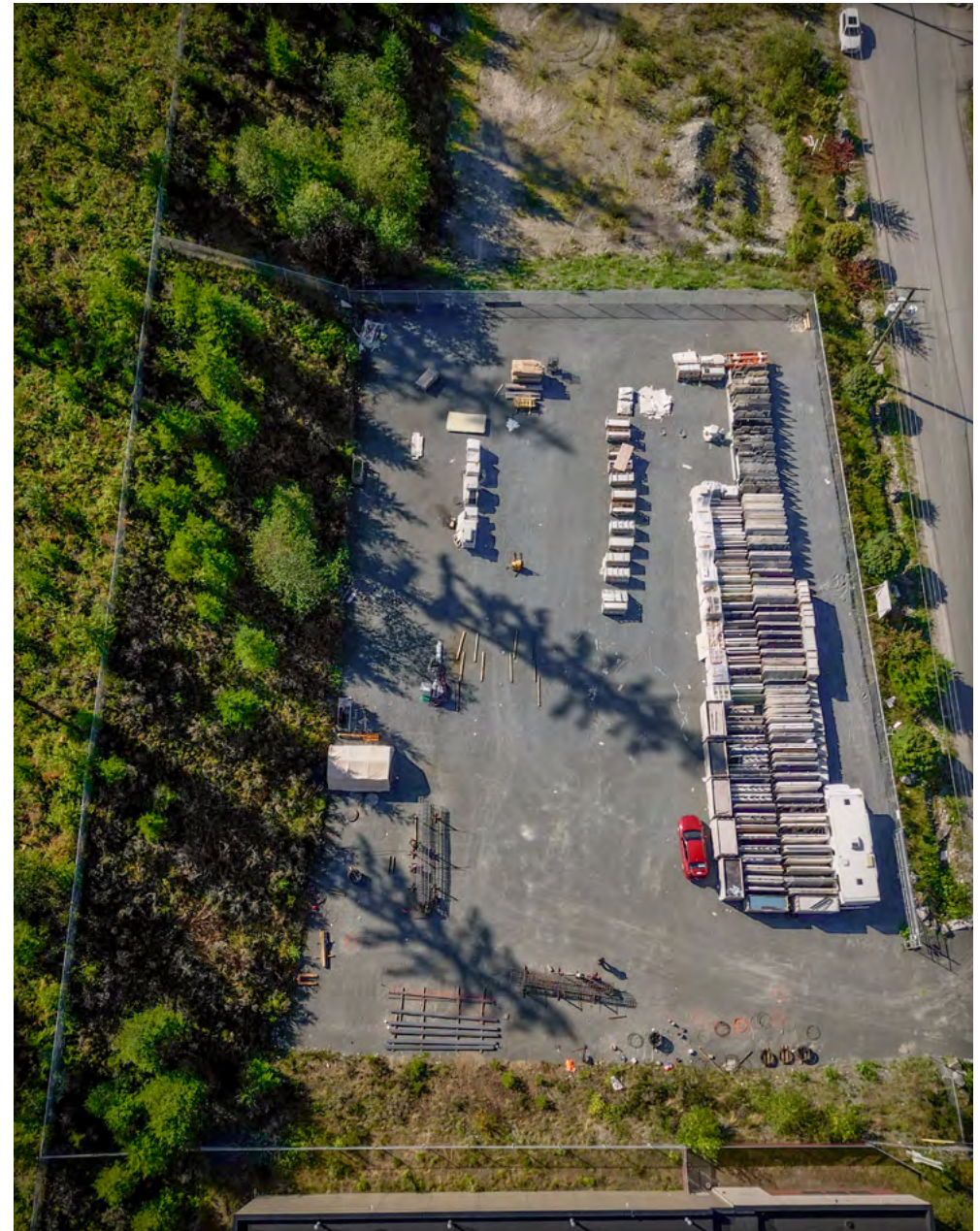
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-  **SERVICED LOT**
Leveled gravelled lot with secured fencing around the perimeter.
-  **WIDE TURNING RADIUS**
Wide ingress/egress allowing for a variety of truck types and equipment to enter/exit the yard freely.
-  **DIVERSE BUSINESS NODE**
Located in the Kanaka Business Park that hosts a variety of business types.
-  **ABILITY TO INCREASE USABLE AREA**
Upon clearing the lot and constructing a retaining wall, an owner can increase the net usable area by approximately 30%*

SALIENT DETAILS

Municipal Address	13060 Lilley Drive
City	Maple Ridge
PID	028-047-915
Legal Description	LOT 34 SECTION 25 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN BCP42202
Zoning	M-2 - General Industrial
Lot Size	1.0 Acre
Tenancy	Vacant
Property Taxes (2022)	\$24,837.58
New Price	\$2,450,000



*Purchaser to verify all measurements and development potential.

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DEVELOPMENT POTENTIAL

Proposed Gross Buildable	Warehouse	18,874 SF
	Mezzanine	1,930 SF
	Total Size	20,804 SF*

Parking Stalls 17 Stalls

Max Site Coverage 60%

Max Height 18 meters

**Can be potentially increased by 30% after further site servicing.*

Zoning

[M-2](#) - General Industrial

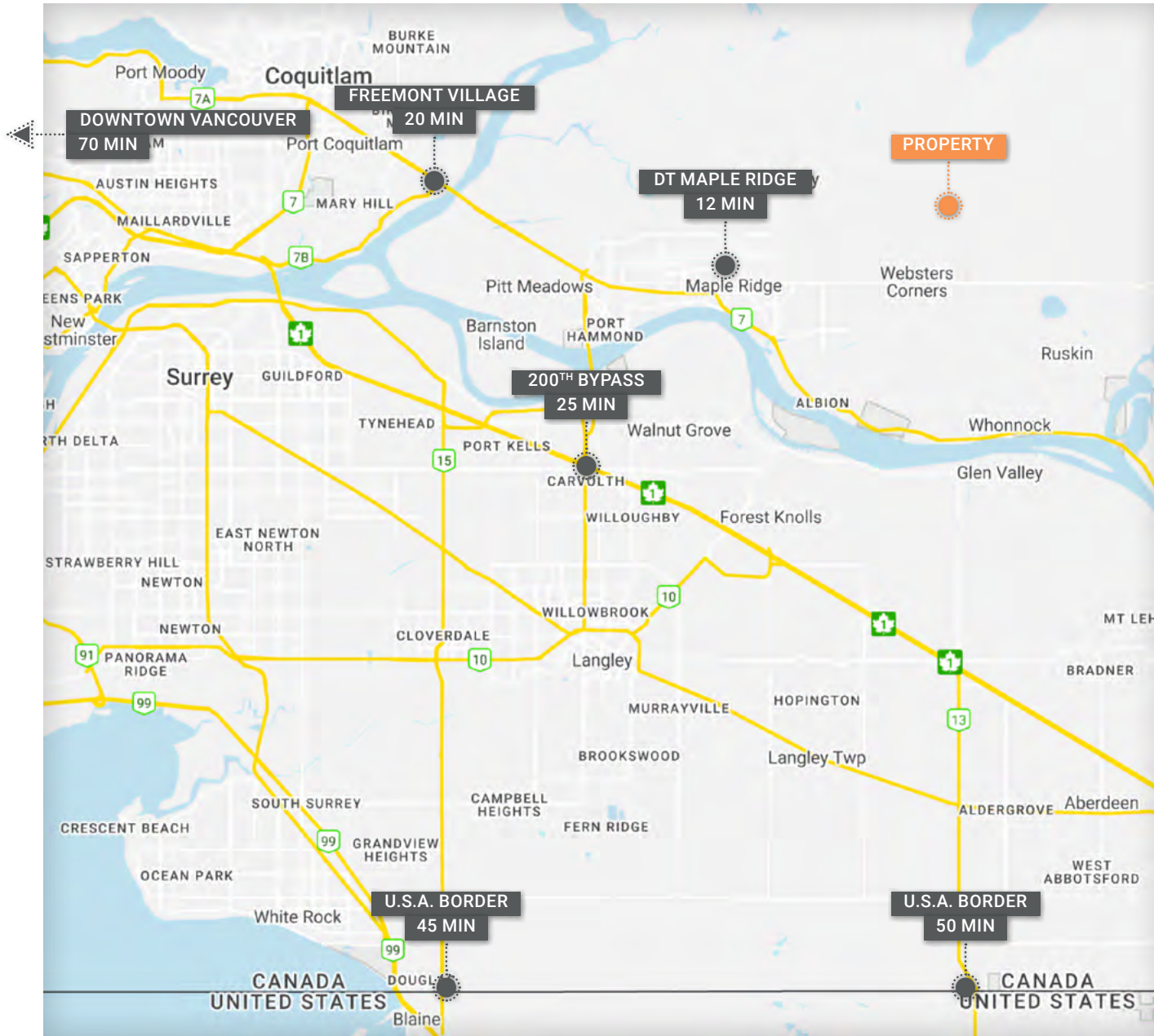
Permitted Uses

- General Industrial Uses
- Indoor commercial recreation
- Industrial Repair Services
- Industrial Trade Schools
- Media Production Studio
- Sales & Rental of Heavy Industrial Equipment
- Towing Yard



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LOCATION OVERVIEW

The Subject Property is located in the established Kanaka Industrial Park in Maple Ridge, B.C., with direct access to Lougheed Highway and Golden Ears Way, providing efficient connectivity to Downtown Vancouver and the Fraser Valley.

Maple Ridge is one of Metro Vancouver's fastest-growing communities, known for its natural surroundings, expanding residential neighbourhoods, and ongoing infrastructure improvements. The city continues to attract residents and businesses with its access to transit, growing amenities, and long-term development plans. Steady investment across sectors makes it a strong location for both commercial activity and future growth.

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OFFERING PROCESS

Offers must be submitted using the offer form preferred by the Receiver. A copy of this form is available upon request from the listing agents.

Please note: The sale of the Property is subject to approval by the Supreme Court of British Columbia.

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