



For sublease

23850 River Road, Maple Ridge, BC

1.1 acres of fenced yard space

Opportunity to sublease 1.1 acres of industrial zoned land, ideal for outside storage

LOCATION

Maple Ridge provides a convenient location for industrial businesses looking for a central position with direct bridge access to both the Fraser Valley and core Metro Vancouver markets, access to major arterial routes, enhanced connectivity via the Golden Ears Bridge and Lougheed Highway. Positioned near established industrial areas including Maple Meadows, Port Kells Langley Industrial Estates, Dominion Triangle, and Gloucester Industrial Estates.



Long term lease available via direct lease with landlord

CONTACT



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Civic Address	23850 River Road, Maple Ridge, BC
Legal Description	PLAN EPP39122, DISTRICT LOT 405, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PCL "ONE"
PID	029-375-398
Site Area	1.1 acres
Availability	Immediately
Sublease Rate	\$4.25 PSF net (\$17,000 per month)
Sublease Expiry	August 31, 2026
Operating Costs	\$0.48 PSF (\$1,950 per month)
Highlights	<ul style="list-style-type: none"> * Paved and level * Fenced and gated * Fully serviced * Barge access and water rights available * Potential for additional 20,000 SF of adjacent yard to be made available

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