



FOR LEASE
19966 WHARF STREET
MAPLE RIDGE, BC

5 ACRE FENCED & PAVED
WATERFRONT INDUSTRIAL PROPERTY
SITES FROM 1 ACRE AND UP



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LOCATION

The property is located in a mixed industrial/residential area which borders the north bank of the Fraser River upstream of Barnston Island. The Golden Ears Bridge borders the site to the east, the Katzie First Nation Reserve borders the site to the west and Wharf Street border the site to the north. Improved access to Maple Meadows Industrial Park is currently being discussed by the City of Maple Ridge (contact Exclusive Listing Agent for more information).

LEGAL DESCRIPTION

Lot 531 District Lot 281 Group 1 New Westminster District Plan 35482
PID: 000-896-608

SUBJECT PROPERTY

5.55 acres.

There are seven buildings on the subject property which cover approximately 20% of the total site area. The remaining area is mainly paved, with unpaved portions along the south side of the property. Site can be customized in size, from 1 acre and up.

ZONING

M-2 General Industrial

Allowing for a wide variety of industrial uses.

LEASE RATE

Please consult the Exclusive Listing Agent

TAXES & OPERATING COSTS

\$0.55 psf (2019)

FEATURES

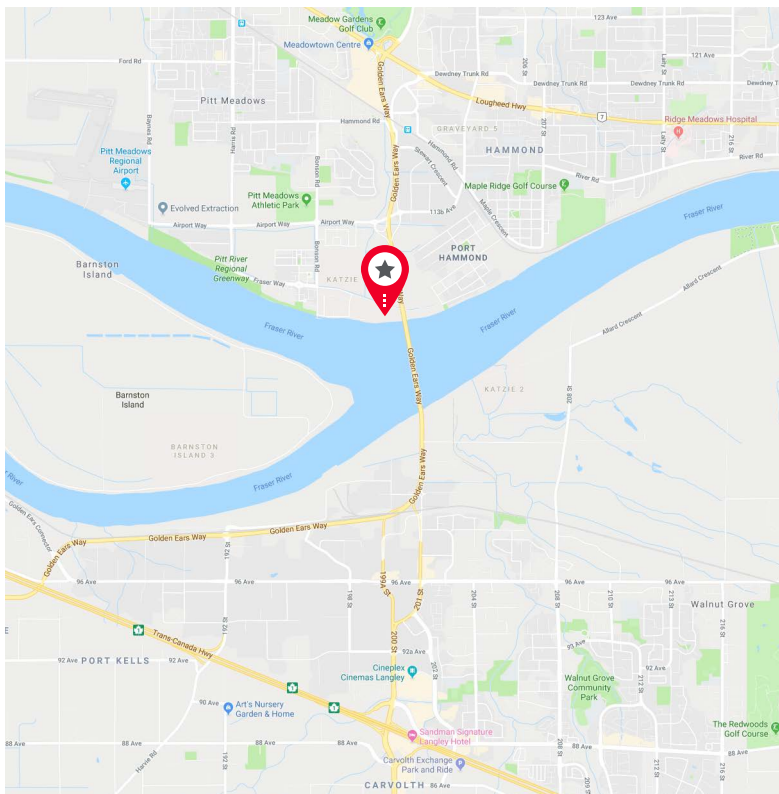
- Heavy industrial zoning
- Fully paved and fenced facility
- Property is roughly square, offering flexibility in layout
- Two entrances onto Wharf Street / secure exit
- Environmentally clean – studies done 2009 and 2014
- Over 500' of waterfront access. Current owner has used barges to unload by crane, could use conveyors. There are existing pilings near southeast corner of the property, previously used to moor log booms or barges.
- Potential for barge dock in southwest corner of property
- Heavy (underground) 3-phase power 25,000V from east side to centre of property
- In City of Maple Ridge, but the property is isolated from residential areas (i.e., noise is not a problem)

BUILDINGS

- Unheated dry warehouse 8,500 square feet with large bay doors
- Open-one-side 13,750 square foot warehouse with dry roof
- Two-storey reconditioned heated office in good condition, 2,400 square feet total
- 17 unit camera security system
- Barbed wire and fencing and/or concrete blocks around the land borders of the property.
- Past uses of the facility include scrap yard, forklift marina, and sawmill

AVAILABLE

Immediately



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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