

11310 Kingston Street

Maple Ridge, BC

For Sale or Lease



Flexible large format build-to-suit
or land sale opportunities ideally
positioned in Maple Ridge


CEDAR COAST

AVISON
YOUNG

11310 Kingston Street

Maple Ridge, BC



Port Kells Industrial Area
Notable occupiers include:
 Costco, Best Buy, Cummins, Finning, Dick's Lumber, Amazon, Purolator, Mitsui Homes, Windsor Plywood & Vitrum Glass

Golden Ears Bridge

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Golden Ears Business Park
 19100 Airport Way, Pitt Meadows
Notable occupiers include:
 Amazon, MBS, Univar, Simpson Strong Tie, Bunzl Canada, & LKQ.

Maple Meadows Park
Notable occupiers include:
 Pitt Meadows Plumbing & Mechanical Systems, E-One Moli Energy & Garaventa Lift

Port Mann Bridge

Pitt Meadows Regional Airport

Opportunity

A rare opportunity to secure premium industrial build-to-suit space in Maple Ridge, strategically positioned at the foot of the Golden Ears Bridge.

With direct exposure, excellent regional connectivity, and access to one of Metro Vancouver's strongest labour pools, this offering presents an exceptional chance for businesses to establish a long-term presence in a highly visible and well-connected industrial location.



Site sizes
 1.71 acres to 20.38 acres



Build-to-suit options
 Flexible concepts from 38,000 sf - 405,000 sf



Future zoning
 M-3 (Business Park Industrial)



Availability
 Flexible timing, please contact the listing team for timelines

Offering overview

Designed for modern industrial users, the offering includes seven build-to-suit parcels ranging from 1.71 acres to 20.38 acres, with development concepts for high-quality freestanding buildings from approximately 38,000 sf to 405,000 sf. Each parcel can be tailored to occupiers requirements.

Highlights



Prime Maple Ridge location at the foot of the Golden Ears Bridge



Seven industrial parcels ranging from **1.71 acres to 20.38 acres**



Flexible build-to-suit concepts for freestanding industrial buildings from approximately 38,000 sf to 405,000 sf



Customizable building design, including loading configurations and clear heights



Fully serviced to municipal standards with new **10-metre roadways, sidewalks, and street lighting**



Convenient access to key industrial markets, including approximately 7 minutes to Highway 1 and the 200th Street interchange



Located within one of the region's **strongest labour markets**



Flexible M-3 zoning Allows for a variety of light industrial uses, including but not limited to **manufacturing, distribution, service and assembly uses**



Location

Located in Maple Meadows, directly off the Golden Ears Bridge, the properties offer an unparalleled business location in the geographic centre of Greater Vancouver.

This strategic location ensures easy access to Highway 17, Highway 7, and the new Langley-Haney Place BRT Corridor, just seven minutes from Highway 1. With exceptional connectivity to major markets, logistics and commuting are effortless. The properties also benefit from a robust industrial labour pool, providing businesses with a skilled workforce and resources. Nearby, Meadowntown Centre offers a variety of shopping, dining, and urban amenities, while Maple Meadows Station enhances convenience with seamless transit connections via the West Coast Express, linking locations throughout Metro Vancouver.

Drive times

Golden Ears Bridge	2 minutes
Highway 7	3 minutes
Highway 1	7 minutes
CP Intermodal	9 minutes
CN Intermodal	10 minutes
Highway 15	10 minutes
Surrey Fraser Docks	27 minutes
Highway 17/SFPR	27 minutes
US/Canada Border Crossing	35 minutes
Downtown Vancouver	40 minutes
Delta Port	45 minutes
YVR	48 minutes

Demographics (2023 est)



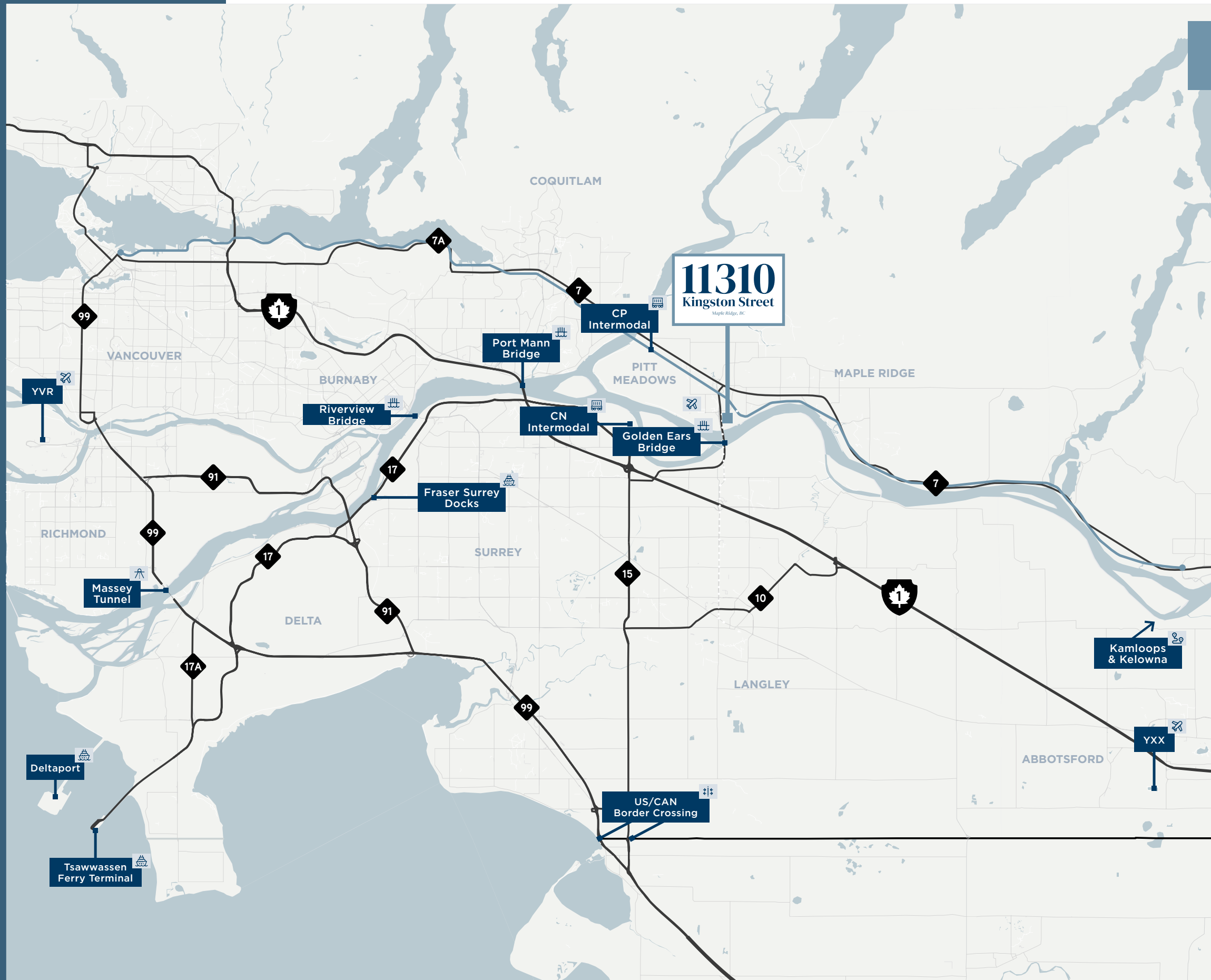
99,836
Population



38,435
Labour force



24.9%
Skilled trades
labour force



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For more information, please contact:

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