

# FOR SALE KANAKA BUSINESS PARK 12935 261A STREET

MAPLE RIDGE, BC







# **Ron J Emerson**

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# **OPPORTUNITY**

Cushman & Wakefield ULC is pleased to present a unique and rare opportunity to purchase a large format industrial site in the Kanaka Business Park located in the growing city of Maple Ridge. This site allows for owner-users and developers to purchase a scalable site in the hottest industrial market in North America.

# **LOCATION**

Kanaka Business Park, one of the most successful industrial subdivisions in Metro Vancouver, is located east of 256th Street and north of Dewdney Trunk Road, the major east-west thoroughfare in Maple Ridge. Additional traffic routes include Lougheed Highway (BC Hwy 7), and the Golden Ears Bridge which allows for convenient access to Langley and Surrey, as well as the Trans-Canada Highway. The Pitt River Bridge provides improved access to the Tri-City area and other communities to the west.

## ZONING

**M-2 (General) Industrial**, which allows for a wide variety of manufacturing, distribution, service, assembly and outside storage uses.

# TRAVEL TIME MAP Coquitlam Port Cocuitlam 30 MIN DRIVE Pitt Meadows urrey Forest Knolls 45 MIN DRIVE angley **DRIVE TIMES** otsford Golden Ears Bridge 21 Minutes Port Mann Bridge 37 Minutes Canada/US Border 57 Minutes Delta Port 60 Minutes YVR 60 Minutes

### SALIENT DETAILS

CIVIC ADDRESS	12935 261A ST
PID	028-047-621
LEGAL DESCRIPTION	LOT 5 SECTION 25 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN BCP42202
SITE SIZE	4.292 Acres
GROSS TAXES (2024)	\$149,029.66
MAX BUILDING AREA*	140.150 sf

<sup>\*</sup>To be confirmed by purchaser

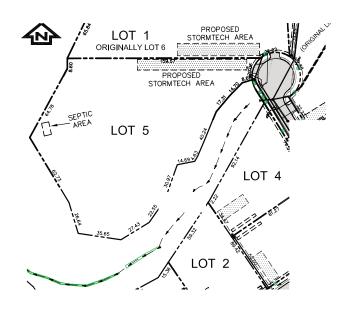
# PRICING GUIDANCE

\$12,870,000

# **AVAILABILITY**

**Immediately** 

# SITE SURVEY



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