



FOR LEASE

23352 FISHERMAN ROAD

MAPLE RIDGE, BC

LOW SITE COVERAGE INDUSTRIAL PROPERTY



PROPERTY PHOTOS



LOCATION

Situated along Maple Ridge's Fraser River industrial corridor, 23352 Fisherman Road offers excellent accessibility with immediate access to Lougheed Highway. The property provides efficient connectivity throughout Metro Vancouver and the Lower Mainland. Surrounded by a diverse mix of industrial users and located just minutes from Maple Ridge Town Centre, the property benefits from convenient access to shopping, dining, services, key transportation routes, and the Golden Ears Bridge. A unique low site coverage opportunity, the property also features approximately 0.50 acres of dedicated outdoor storage space.

PROPERTY HIGHLIGHTS



BASIC RENT

Building: \$17.50 PSF
Yard: \$1.75 PSF



ADDITIONAL RENT

\$7.07 PSF (2026 est.)



ZONING

M - 2 (General Industrial)



AVAILABILITY

January 1, 2027

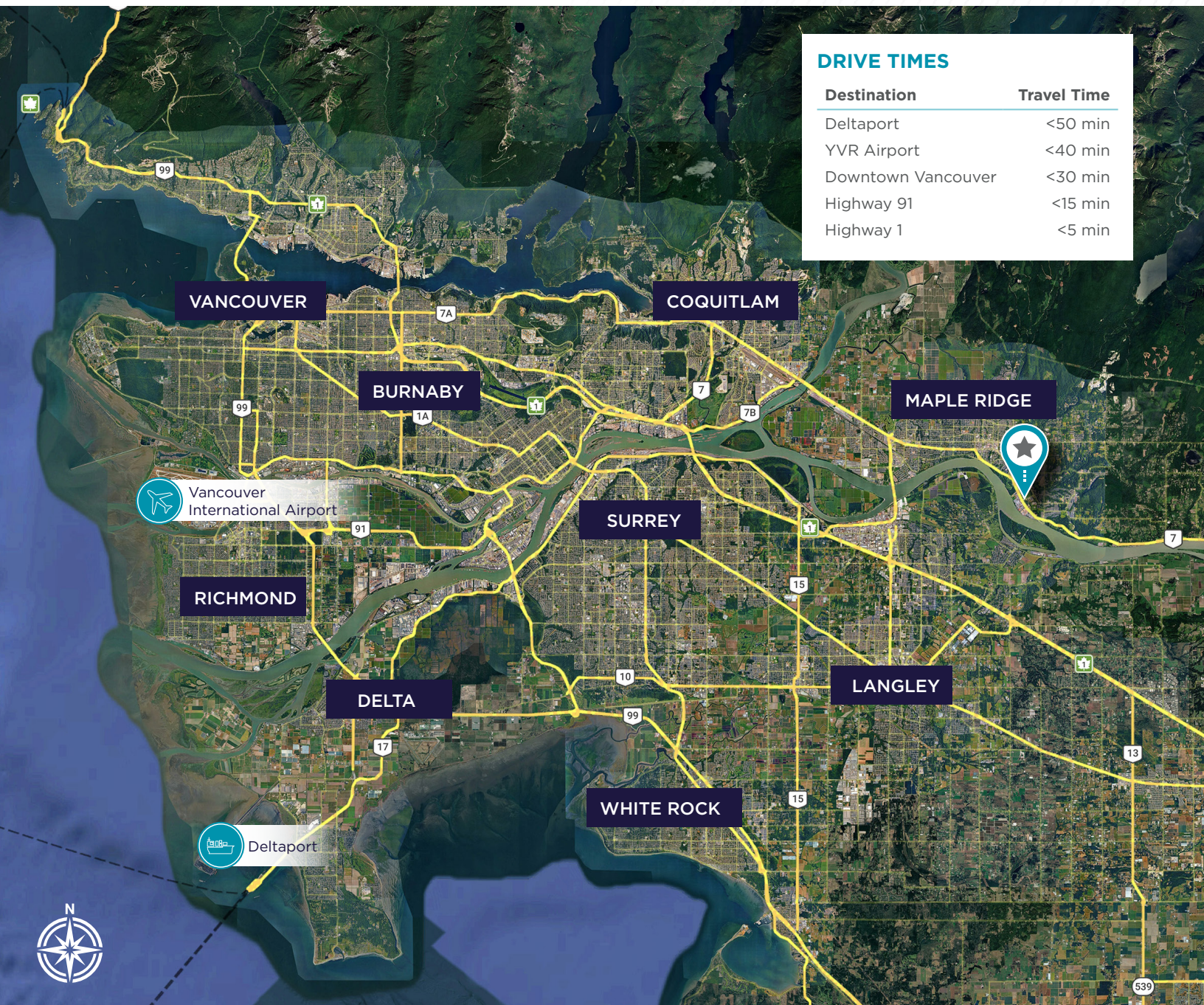
AVAILABLE AREA

Front Offices	877 SF
Fab Shop (Bldg A)	8,455 SF
Paint Shop (Bldg B)	3,548 SF
Total	12,880 SF

PROPERTY FEATURES

- Excess yard area 0.50 acres
- One (1) 10-ton crane in Building A
- Four (4) oversized grade loading doors
- Power: 800 A / 600 V
- Ceiling height: 28'
- Fully paved

LOCATION MAP



DRIVE TIMES

Destination	Travel Time
Deltaport	<50 min
YVR Airport	<40 min
Downtown Vancouver	<30 min
Highway 91	<15 min
Highway 1	<5 min

For more information, please contact:

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