FOR LEASE

2,870 SF OF HIGH PROFILE WAREHOUSE

UNIT 405

20285 STEWART CRESCENT

MAPLE RIDGE, BC

CUSHMAN & WAKEFIELD

UNIT 405
HIGHLIGHTS

LOCATION

The Unit offers direct street frontage to 113B Avenue at the corner of 113B Avenue (203rd Street) and Stewart Crescent in Maple Meadows Industrial Park. Industrial growth in Maple Ridge has continued with the Pitt River Bridge and the Golden Ears Bridge to Surrey and Langley. 113B Avenue connects directly with the Golden Ears Bridge immediately adjacent to Maple Meadows Industrial Park.

ZONING

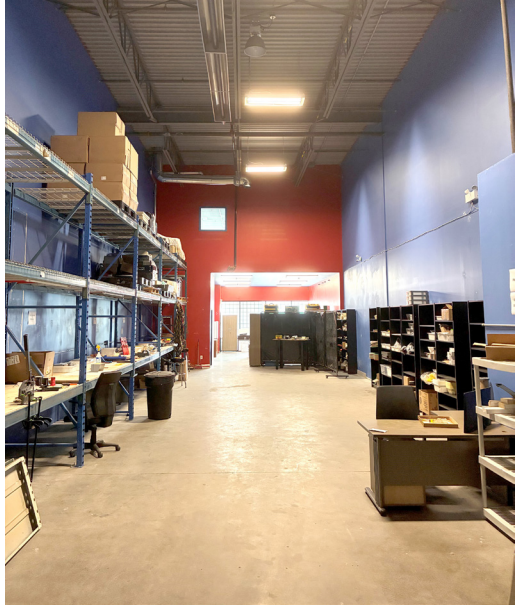
M-3 (Industrial) offering a wide variety of industrial and office uses.

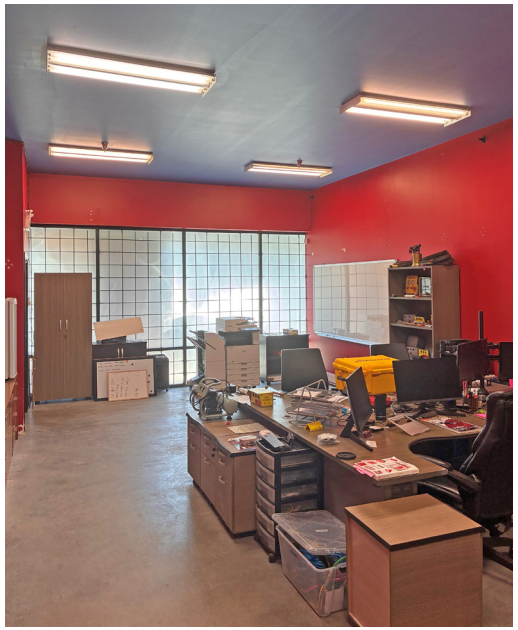
BUILDING FEATURES

- High quality architecturally designed project
- Excellent exposure on 113B Avenue
- 11’ – 21’ clear ceilings
- Rear 10’ x 12’ grade level loading door
- Metal halide lighting
- Radiant tube warehouse heating
- Two (2) reserved parking stalls plus “Visitor” parking
- Approximately 23’ wide x 92’ deep configuration

AVAILABLE AREA

Main Floor Warehouse	2,070 SF
Finished Second Floor Office	800 SF
Total Available Area	**2,870 SF**





BASIC RENT

$19.95 PSF, per annum, plus GST

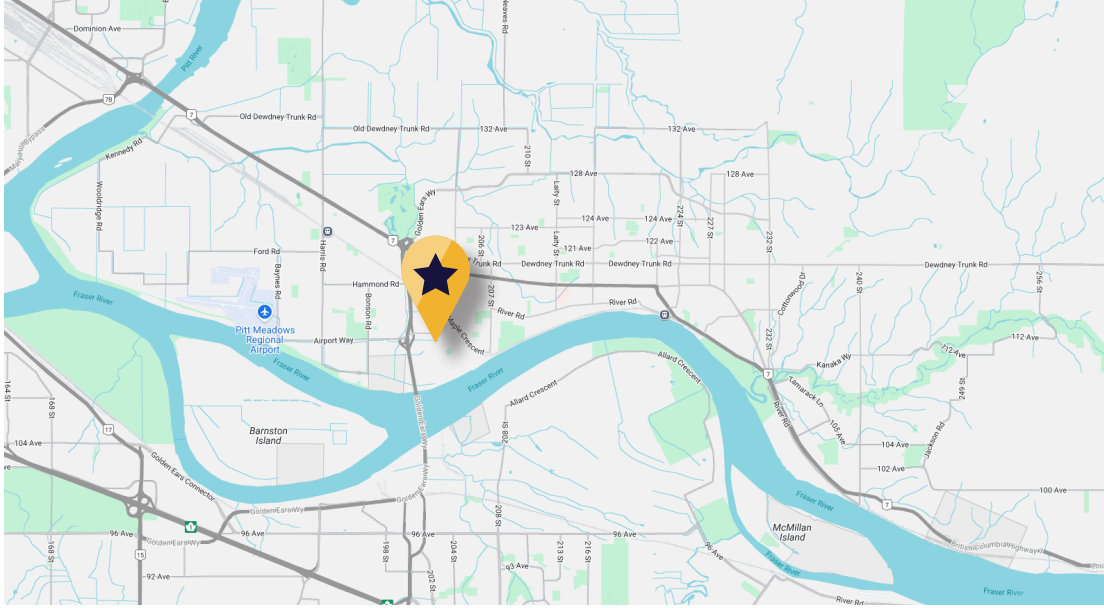
ADDITIONAL RENT (2025)

$8.21 PSF, plus GST

AVAILABILITY

Immediately

PROPERTY **LOCATION**



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