

FOR LEASE  
UNITS 12 & 13  
**20295 113B AVENUE**  
MAPLE RIDGE, BC



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**cushmanwakefield.com**



# FOR LEASE

## UNITS 12 & 13

# 20295 113B AVENUE

## MAPLE RIDGE, BC



### LOCATION

Cushman & Wakefield ULC ("C&W") is pleased to present this opportunity to lease an efficient Industrial space. The property sits on the border of Maple Ridge and Pitt Meadows, adjacent to the Golden Ears Bridge. This uniquely located, well-maintained industrial asset offers corner exposure and easy access to major traffic arteries and retail amenities.

### AVAILABLE AREA

Ground floor office/warehouse	3,562 sf
Mezzanine storage/office	811 sf
<b>Total</b>	<b>4,373 sf</b>

### PROPERTY FEATURES

- Grade loading door
- 24' clear heights
- Ceiling fans
- Mezzanine with kitchenette
- Handicap accessible bathroom
- Private office
- Fully sprinklered
- Forced air heating

### BASIC RENT

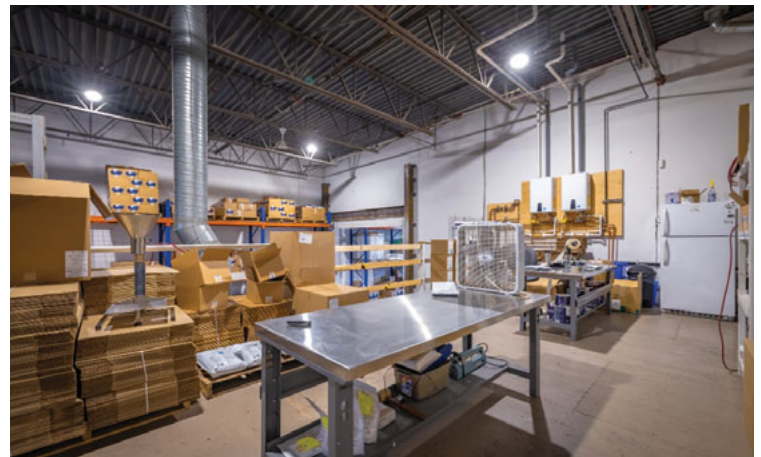
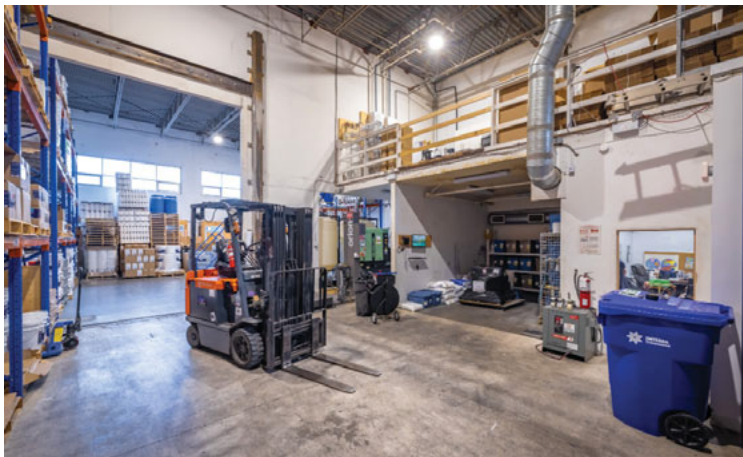
\$18.50 psf per annum

### ADDITIONAL RENT

\$7.08 psf (2025 Estimate)

### AVAILABLE

Immediately



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