

# LEASE OPPORTUNITY HISTORIC HAMMOND MILL SITE 20580 MAPLE CRESCENT / MAPLE RIDGE, BC



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# LEASE OPPORTUNITY HISTORIC HAMMOND MILL SITE

## 20580 MAPLE CRESCENT / MAPLE RIDGE, BC

### OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the marketplace the final industrial lease opportunity located along the shores of the Fraser River in Maple Ridge, British Columbia.

This property is exceptionally well located just minutes from the Golden Ears Bridge and the Port Kells/North Langley Industrial Business Parks.

### AVAILABLE AREAS

Area TBD	-	±87,190 SF
Area 2	-	±31,450 SF
Area 3	-	±58,536 SF
Area 4S	-	±88,874 SF
Area 6	-	±51,788 SF
Area 7	-	±22,110 SF
Area 9	-	±4,680 SF
Area 10	-	±38,812 SF
Area 13W	-	±24,110 SF
Area 13E	-	±15,070 SF
Area 14	-	±13,966 SF
Area 15	-	±20,627 SF
Area 16	-	±168,710 SF

### ZONING

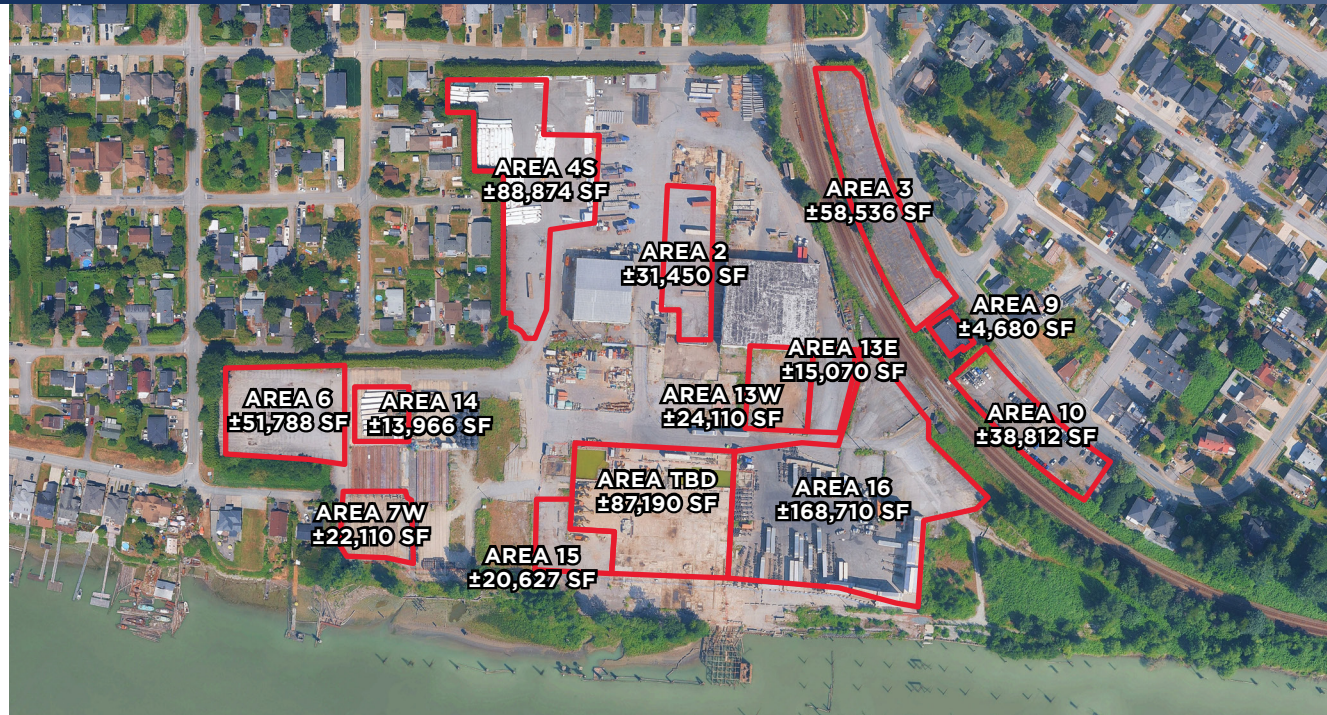
M-2 General Industrial  
C3 Commercial

### LEASE RATE

Competitive gross market rates offered.  
Contact listing agents for details.

### CENTRAL LOCATION

- Access to main arterials with increased connectivity via the Golden Ears Bridge and Lougheed Highway.
- The Maple Ridge location offers a distinct competitive advantage with convenient and direct bridge access to both the Fraser Valley and core markets of Metro Vancouver.
- Situated near established industrial nodes of Maple Meadows, Port Kells Langley Industrial Estates, Dominion Triangle and Gloucester Industrial Estates.



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