

UNITS 12 & 13 20295 113B AVENUE

MAPLE RIDGE , BC

MAJOR LEASE RATE ADJUSTMENT
ONLY \$15.95 PSF NET!



PROPERTY HIGHLIGHTS



LOCATION

Cushman & Wakefield ULC ("C&W") is pleased to present this opportunity to lease a clean, modern, high-exposure industrial space on the border of Maple Ridge and Pitt Meadows, adjacent to the Golden Ears Bridge. This uniquely located, well-maintained industrial property offers multi-street access and egress, excellent parking and easy access to major traffic arteries and retail amenities.

AVAILABLE AREA

Ground floor office/warehouse	3,562 SF
Mezzanine storage/office	811 SF
Total	4,373 SF

PROPERTY FEATURES

- Grade loading door
- 24' clear heights
- Ceiling fans
- Mezzanine with kitchenette
- Handicap accessible bathroom
- Private office
- Fully sprinklered
- In-floor radiant heat

BASIC RENT

\$15.95 PSF per annum

ADDITIONAL RENT

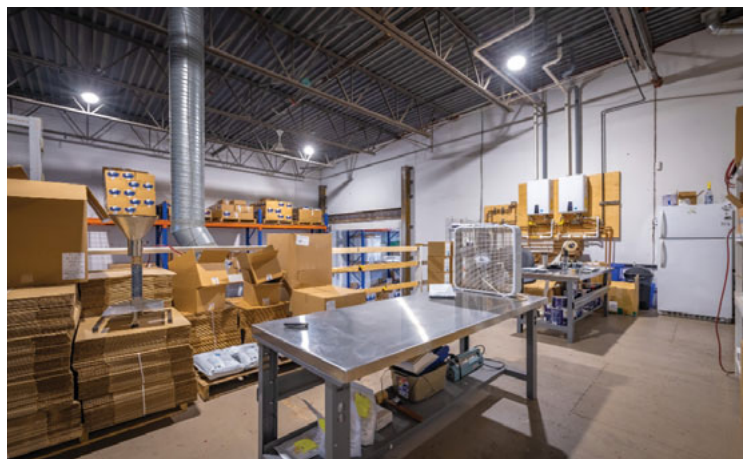
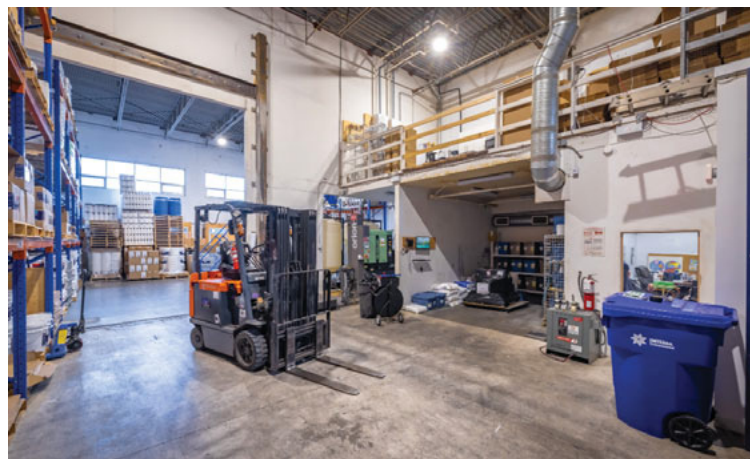
\$6.84 PSF (2025 Estimate)

AVAILABILITY

Immediate

ZONING

M3- Business Park Industrial



Eric Rice

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5877
eric.rice@cushwake.com

Rick Eastman

Personal Real Estate Corporation
Executive Vice President, Industrial
+1 604 640 5863
rick.eastman@cushwake.com

Alex Eastman

Associate, Industrial Sales & Leasing
+1 778 986 7300
alex.eastman@cushwake.com

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