

FOR LEASE

UNIT 7

20295 113B AVENUE

MAPLE RIDGE, BC



CUSHMAN &
WAKEFIELD



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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/Storage 839 SF

Mezzanine Storage/Office 378 SF

Total 1,217 SF

PROPERTY FEATURES

- Excellent exposure
- 24' clear heights
- Ceiling fans
- Ample parking
- Two (2) washrooms
- Open office plan
- Fully sprinklered
- Radiant floor heating

ADDITIONAL RENT

\$20.00 PSF per annum

BASIC RENT

\$7.08 PSF (2025 Estimate)

AVAILABLE

Immediately



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