

FOR LEASE

Unit 109

20500

Stewart Crescent

MAPLE RIDGE, BC

2,550 SF

**STRATA WAREHOUSE
AVAILABLE
IN MAPLE MEADOWS
INDUSTRIAL AREA**



**CUSHMAN &
WAKEFIELD**

Property Features

LOCATION

The subject property is located in the Maple Meadows Business Park in southwest Maple Ridge, a key industrial hub. It offers quick access to major routes including Golden Ears Way, Lougheed Highway (Hwy 7), Highway 1, and the Golden Ears Bridge, providing efficient connections across the Lower Mainland. The property is also close to Maple Meadows Station on the West Coast Express, offering convenient commuter rail access to Vancouver.

CIVIC ADDRESS

#109 - 20050 Stewart Crescent, Maple Ridge, BC

LEGAL ADDRESS

The subject property is located in Maple Meadows Strata Lot 9, District Lot 280, Group 1, N.W.D., Strata Plan LMS 1529 (PID: 018-893-872)

ZONING

M-3 (General) Business Park Industrial. Allowing for a wide variety of manufacturing, assembly, distribution and service uses.

UNIT SIZE

2,550 SF unit with 1,893 SF ground floor office/warehouse and 567 SF second floor office.

ASKING LEASE RATE

\$19.95 PSF/annum

AMENITIES

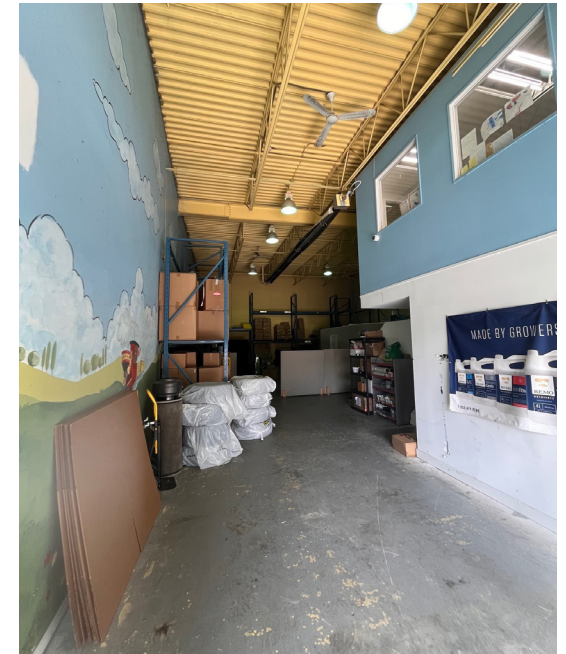
- 12'x14' overhead loading door
- 100 amp, 3 phase electrical service (tenant to verify)
- 18' clear ceiling
- Concrete block construction
- 2 ground floor washrooms
- Reception area
- Fully landscaped property
- Ample on-site parking
- Radiant tube heating (in warehouse)
- New loading door
- Alarm/Security system in place

BACKGROUND

The Strata Project was built in 1994 by Battiston Developments, a well known local developer which specializes in industrial properties. The project has 16 strata warehouses ranging in size from 1,649 to 2,893 SF on this 1.4 acre property, with extensive on site parking available.

OPERATING COST

Estimated at \$6.92 PSF/annum



Unit 109-20500 Stewart Crescent

MAPLE RIDGE, BC

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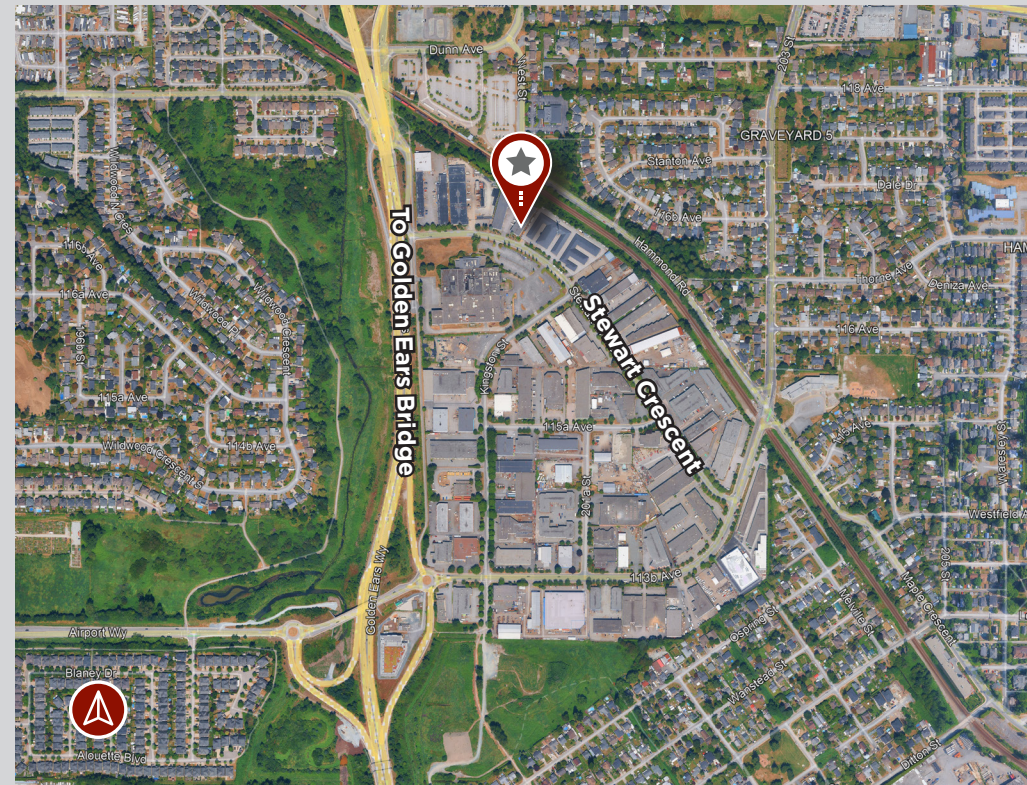
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