

Maple Meadows Industrial Park



2,983 SF - 4,214 SF HIGH EXPOSURE SHOWROOM/WAREHOUSE

UNIT 201-202

20120 STEWART CRESCENT

MAPLE RIDGE, BC





Location

The subject warehouse is located on the east side of Stewart Crescent, two blocks north of 113B Avenue in Maple Meadows Industrial Park, and just east of the Golden Ears Bridge crossing, which offers direct access to Highway 1, the US Border, and other areas of Metro Vancouver.



Legal Description

Strata Lots 1&2, District Lot 280, Group 1,
New Westminster District
Strata Plan BCS1216
(PID: 026-234-629 & 026-234-637)



Zoning

M-3 (Business Park) Industrial allowing for a wide variety of manufacturing, assembly, service industrial and distribution uses. A copy of the zoning bylaws is available upon request.



Comments

Rare opportunity to acquire a high exposure industrial space with showroom, warehouse & caretakers' suite.



Building Features

- High exposure, street frontage
- Abundance of windows
- One (1) 10' x 14' front grade insulated loading door
- Approximately 21' clear ceiling height
- Concrete tilt-up construction (2005)
- 3-phase electrical service
- Fully sprinklered
- Forced air gas heater in warehouse
- HVAC system in showroom & caretakers' suite
- LED lighting
- One (1) 2-piece handicap washroom on main floor
- One (1) 3-pc washroom on 2nd floor
- Rooftop patio



Available Area

Showroom	1,135 SF
Warehouse	1,848 SF
Main Floor Area	2,983 SF
Caretakers' Suite / 2nd Floor Office	1,231 SF
Total Available Area	4,214 SF



Strata Fees

Unit 201 - \$487.48 per month Unit
202 - \$283.06 per month



Property Taxes (2025)

Unit 201 - \$8,276.31
Unit 202 - \$10,979.99



Lease Rate

\$22.95 PSF, net, per annum, plus GST



Additional Rent

\$6.66 PSF, per annum, plus GST



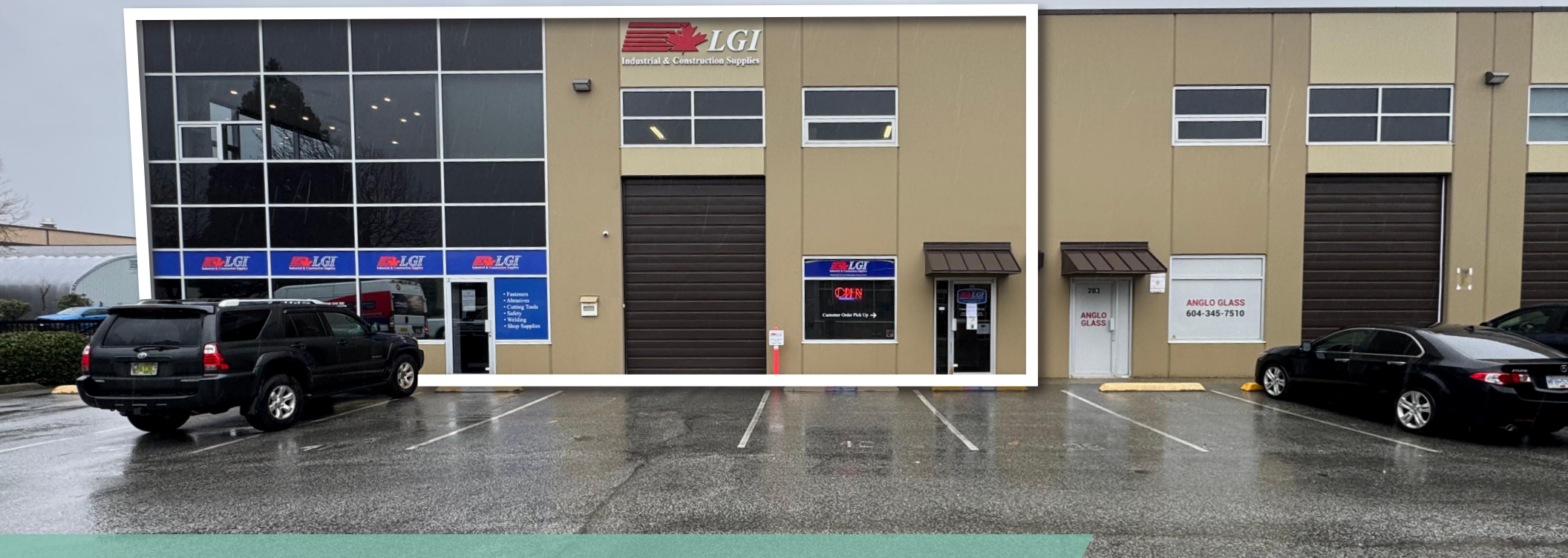
Sale Price

\$2,795,000



Tenancy

Currently tenanted until October 31, 2025 with no further options to renew. 2nd floor tenant would like to stay longer.



CONTACT

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