

20120 STEWART CRESCENT

MAPLE RIDGE, BC



FOR LEASE UNIT 104

PROPERTY HIGHLIGHTS

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, providing direct access to the Trans-Canada Highway to the South.

FEATURES

- One (1) 10' x 14' grade level loading door
- Approximately 23' clear ceiling height
- Concrete tilt-up construction
- 3-phase electrical service (tenant to verify)
- Fully sprinklered
- Handicap-accessible washroom on main floor
- 3-pc washroom with shower on mezzanine
- Reception counter and office
- T-5 lighting
- First class finishing throughout



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.

UNIT SIZE

Main Floor	1,666 SF
Mezzanine	666 SF
Total	2,332 SF

LEASE RATE

REDUCED to \$3,595.17 per month, net, plus GST
Only \$18.50 PSF, Net

ADDITIONAL RENT

Estimated at approximately \$1,544.95 per month, plus GST

AVAILABILITY

Immediate



20120 STEWART CRESCENT
MAPLE RIDGE, BC

STEWART CRESCENT

GOLDEN ERAS WY

203 ST

CONTACT INFORMATION:

RICK EASTMAN
PERSONAL REAL ESTATE CORPORATION
EXECUTIVE VICE PRESIDENT, INDUSTRIAL
+1 604 640 5863
rick.eastman@ca.cushwake.com

KEVIN VOLZ
PERSONAL REAL ESTATE CORPORATION
VICE PRESIDENT, INDUSTRIAL
+1 604 640 5851
kevin.volz@ca.cushwake.com

ALEX EASTMAN
ASSOCIATE, INDUSTRIAL
+1 778 986 7300
alex.eastman@cushwake.com



©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.