

20120 STEWART CRESCENT



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

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

LEASE RATE

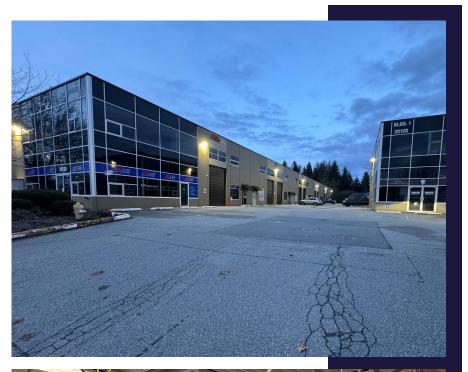
REDUCED to \$3,595.17 per month, net, plus GST Only \$18.50 PSF, Net

ADDITIONAL RENT

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

AVAILABILITY

Immediate







CONTACT INFORMATION:

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