

FOR LEASE

**2,070 SF OF GROUND FLOOR ONLY WAREHOUSE**



**UNIT 405A**

20285 STEWART CRESCENT

MAPLE RIDGE, BC



# UNIT 405A

## HIGHLIGHTS

### LOCATION

The Unit offers direct street frontage to 113B Avenue at the corner of 113B Avenue (203rd Street) and Stewart Crescent in Maple Meadows Industrial Park. Industrial growth in Maple Ridge has continued with the Pitt River Bridge and the Golden Ears Bridge to Surrey and Langley. 113B Avenue connects directly with the Golden Ears Bridge immediately adjacent to Maple Meadows Industrial Park.

### ZONING

M-3 (Industrial) offering a wide variety of industrial and office uses.

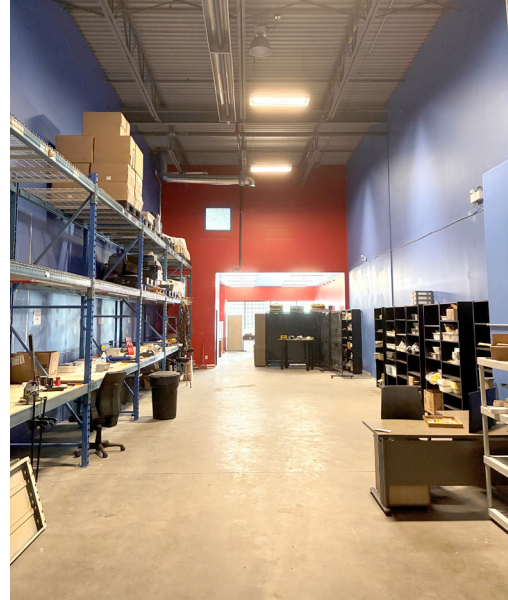
### BUILDING FEATURES

- High quality architecturally designed project
- Excellent exposure on 113B Avenue
- 11' - 21' clear ceilings
- Rear 10' x 12' grade level loading door
- Metal halide lighting
- Radiant tube warehouse heating
- Two (2) reserved parking stalls plus "Visitor" parking
- Approximately 23' wide x 92' deep configuration

### AVAILABLE AREA

Main Floor Warehouse	2,070 SF
Total Available Area	<b>2,070 SF</b>

*\*Option to lease additional 800 Square Feet of second floor office space for a total of 2,870 SF.*



### LEASE RATE

\$3,441.38 per month, net, plus GST

### ADDITIONAL RENT (2025)

\$1,568.03 per month, plus GST

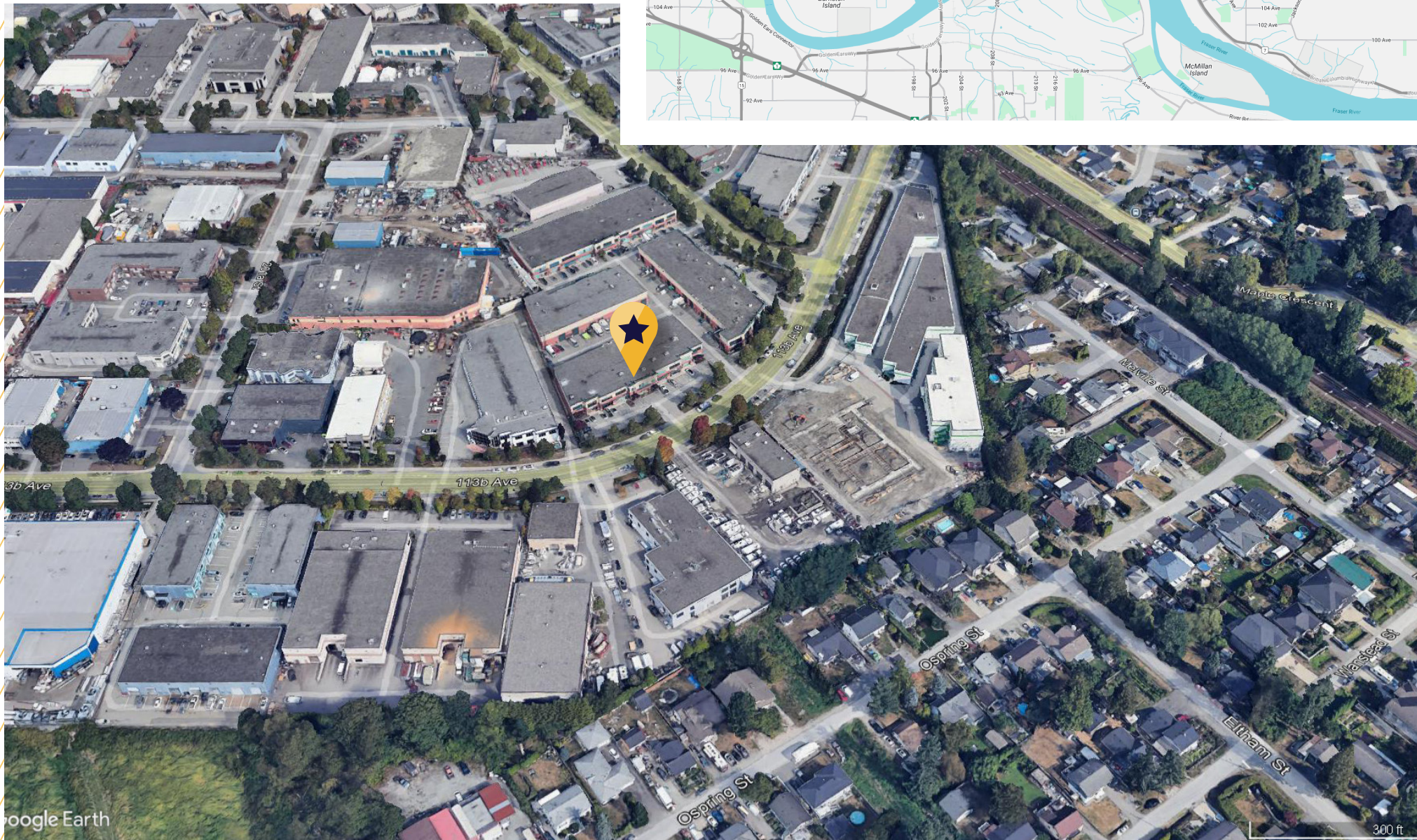
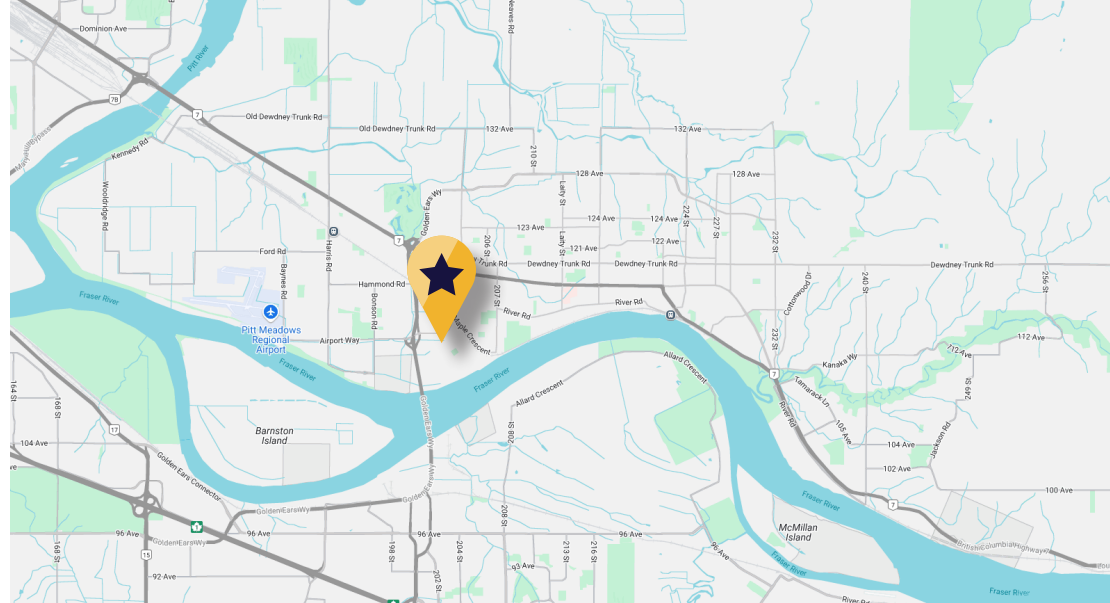
### AVAILABILITY

Immediately



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# PROPERTY LOCATION





# CONTACT INFORMATION

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