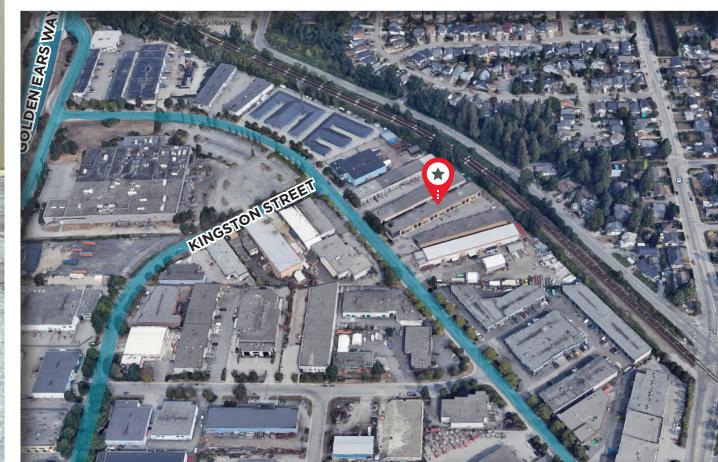


Maple Meadows Industrial Park



1,231 SF SECOND FLOOR OFFICE SPACE

UNIT 201A

20120 STEWART CRESCENT

MAPLE RIDGE, BC

 CUSHMAN & WAKEFIELD



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.



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.



Legal Description

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



Comments

Rare opportunity to lease a high quality office space on the second floor with rooftop patio access.



Building Features

- High exposure, street frontage
- Abundance of windows
- Concrete tilt-up construction (2005)
- 3-phase electrical service
- Fully sprinklered
- HVAC system
- LED lighting
- One (1) 3-pc washroom
- Rooftop patio access



Available Area

1,231 SF of well-appointed second floor office space



Availability

January 1, 2026



Lease Rate

\$2,500 per month, net, plus GST



Additional Rent (2026)

Approximately \$360 per month, plus GST



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