FOR LEASE

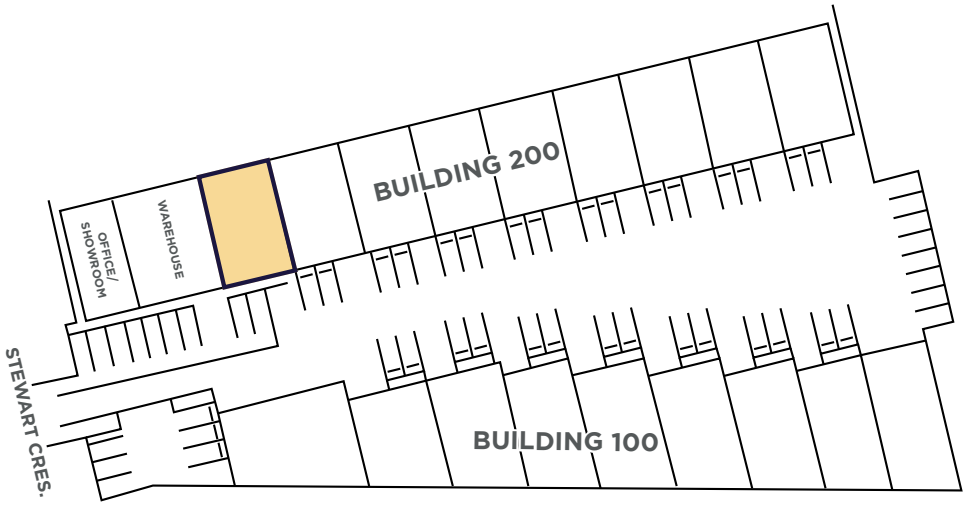
1,548 SF Shell Warehouse Unit

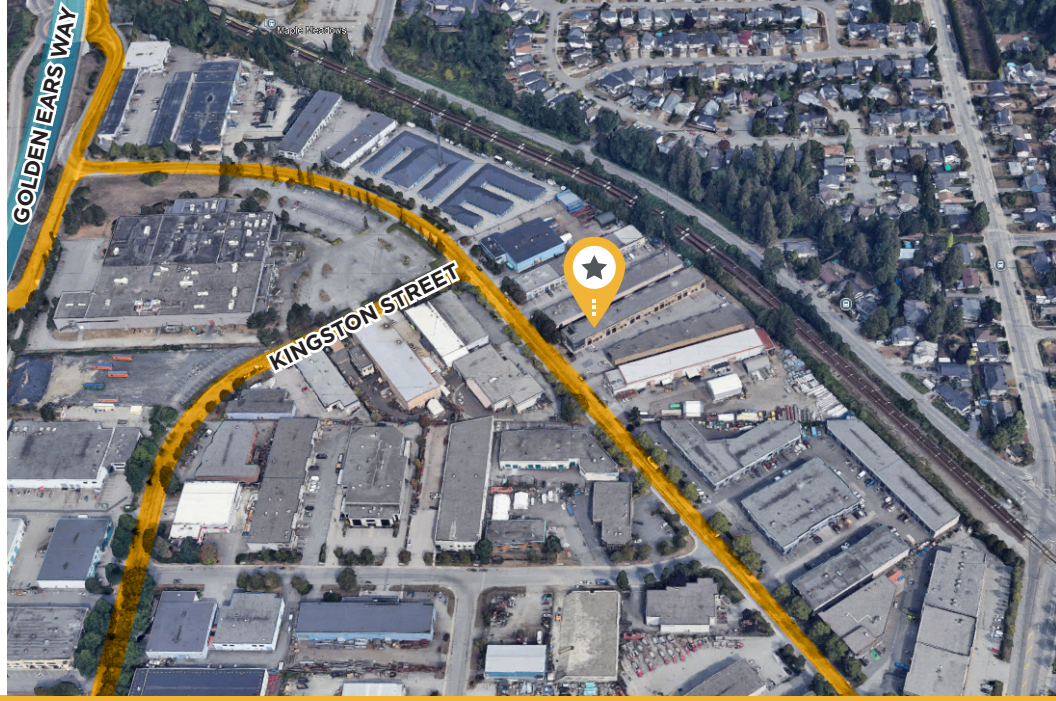
UNIT 203

20120 STEWART CRESCENT

MAPLE MEADOWS INDUSTRIAL PARK | 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 3, District Lot 280, Group 1,
New Westminster District
Strata Plan BCS1216
(PID: 026-234-645)

Comments

Rare opportunity to acquire a shell warehouse space. Potential to lease an additional 2,983 SF of front exposure office/warehouse to compliment the subject property.

Building Features

- 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
- LED lighting
- One (1) fully finished 2-piece handicap washroom
- All walls painted white

Unit Size

1,548 SF (approximately 31’ x 50’)

Basic Rent

$2,647.08 per month, net, plus GST

Additional Rent (2026)

$1,198.38 per month, plus GST

Availability

February 1, 2027

CONTACT

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