

20285 STEWART CRESCENT

UNIT 307 | MAPLE RIDGE, BC



UNIT 307 | 4,434 SF AVAILABLE

PROPERTY HIGHLIGHTS

LOCATION

The subject warehouse is located on the west side of Stewart Crescent near 113B Avenue in Maple Meadows Industrial Park, just east of the Golden Ears Bridge. The location provides direct access to the Bridge and Trans Canada Highway to the south, and to the west via the Pitt River Bridge and Mary Hill ByPass.

AVAILABLE AREA

Main Floor Office	1,203 SF
Warehouse	2,004 SF
Total Main Floor Area	3,207 SF
Second Floor Office	1,227 SF
TOTAL AVAILABLE AREA	4,434 SF*

**Measurements and configurations are to be confirmed*

ZONING

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

PROPERTY FEATURES

- Built in 2006 (approx.)
- Concrete tilt-up construction
- End unit
- Multiple washrooms
- Fully sprinklered
- 3-phase electrical service
- Four (4) designated parking stalls, some visitor parking, and one (1) loading stall
- Security bars
- Alarm system
- HVAC system
- Fluorescent lighting
- Kitchenette with sink & cabinetry
- One grade loading door
- Radiant tube gas warehouse heating
- Approximately 21' clear ceilings in warehouse

PROPERTY TAXES

\$ 24,764.65 (2026)

AVAILABILITY

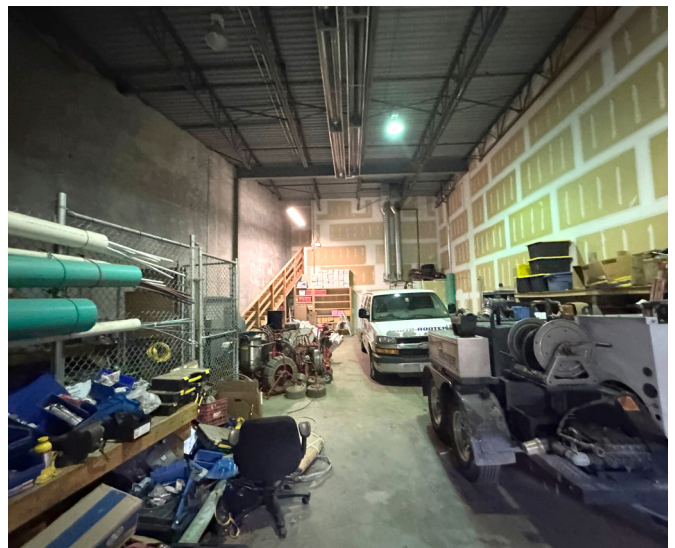
Approximately 60 days from subject removal

STRATA FEES

Approximately \$850 per month, plus GST

SALE PRICE

\$2,295,000



PROPERTY LOCATION



CONTACT

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