

FOR LEASE

UNIT 7

20295 113B AVENUE

MAPLE RIDGE, BC



CUSHMAN &
WAKEFIELD



Eric Rice

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5877
eric.rice@cushwake.com

Rick Eastman

Personal Real Estate Corporation
Executive Vice President, Industrial
+1 604 640 5863
rick.eastman@cushwake.com

Alex Eastman

Associate, Industrial
+1 778 986 7300
alex.eastman@cushwake.com

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LOCATION

Cushman & Wakefield ULC ("C&W") is pleased to present this opportunity to lease an efficient Industrial space. The property sits on the border of Maple Ridge and Pitt Meadows, adjacent to the Golden Ears Bridge. This uniquely located, well-maintained industrial asset offers corner exposure and easy access to major traffic arteries and retail amenities.

AVAILABLE AREA

Ground Floor Office/Storage	839 SF
Mezzanine Storage/Office	378 SF
Total	1,217 SF

PROPERTY FEATURES

- Excellent exposure
- 24' clear heights
- Ceiling fans
- Ample parking
- Two (2) washrooms
- Open office plan
- Fully sprinklered
- Radiant floor heating

BASIC RENT

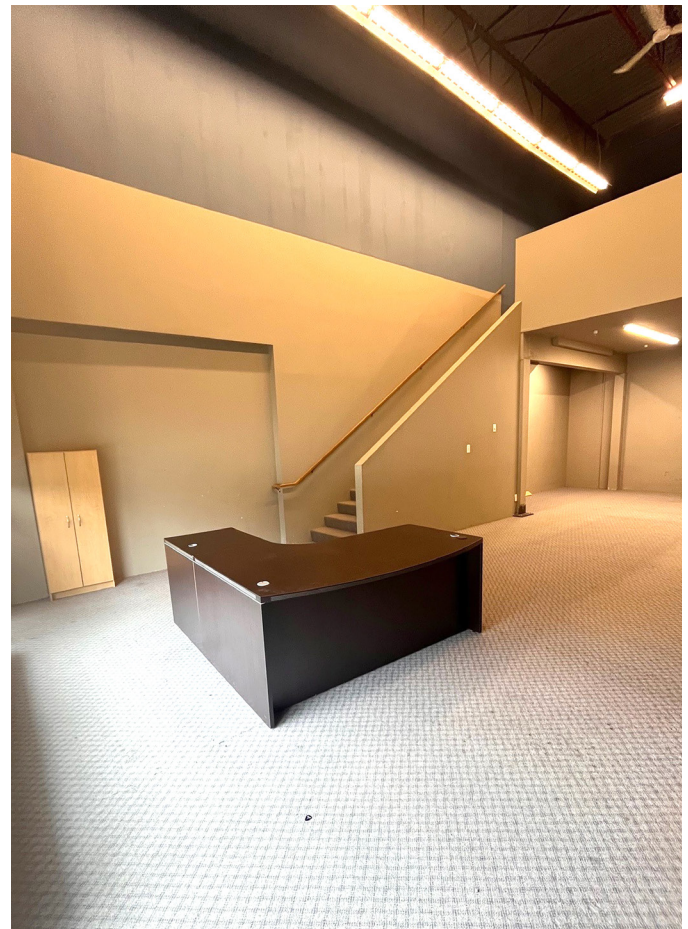
\$20.00 PSF net, per annum, plus GST

ADDITIONAL RENT

\$6.85 PSF (2025 Estimate)

AVAILABLE

Immediately



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