

FOR LEASE

Industrial Unit with Residential Suite
Maple Meadows Industrial Park



Unit 102- 20050 Stewart Crescent, Maple Ridge, BC

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LOCATION

The subject property is located in Maple Meadows Industrial Park, located just south of the Lougheed Highway (Hwy #7), near the intersection at Dewdney Trunk Road. The location is adjacent to the new Golden Ears Bridge, which provides access to the Trans-Canada Highway to the south.

CIVIC ADDRESS

#102 - 20050 Stewart Crescent, Maple Ridge, BC

LEGAL ADDRESS

Strata Lot 2, District Lot 280, Group 1, N.W.D., Strata Plan LMS 1529 (PID: 018-893-805)

ZONING

M-3 (General) Industrial. Allowing for a wide variety of manufacturing, assembly, distribution and service uses.

UNIT SIZE

2,134 sf including a 414 sf mezzanine office or "caretaker suite".

AMENITIES

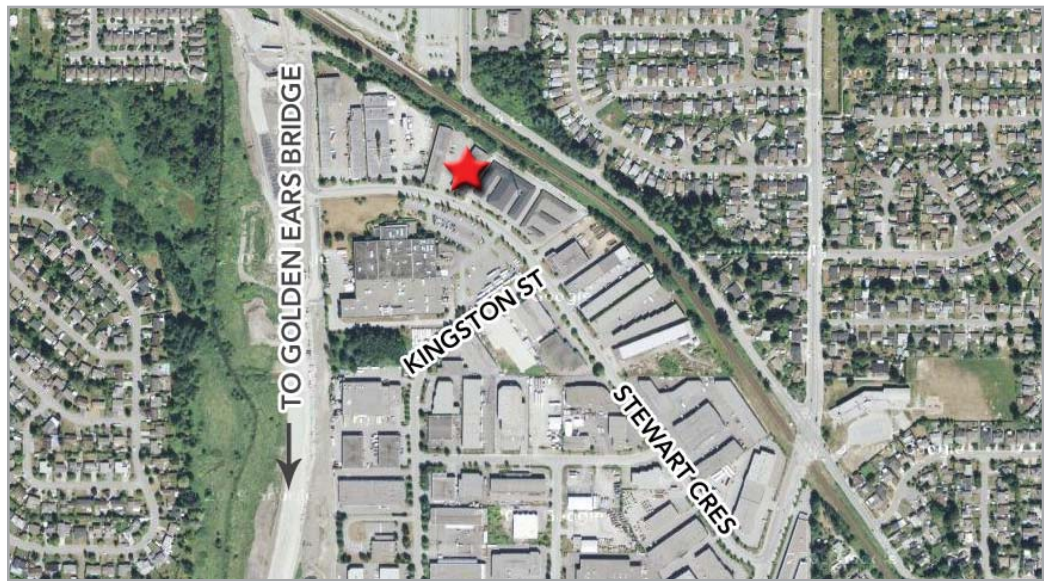
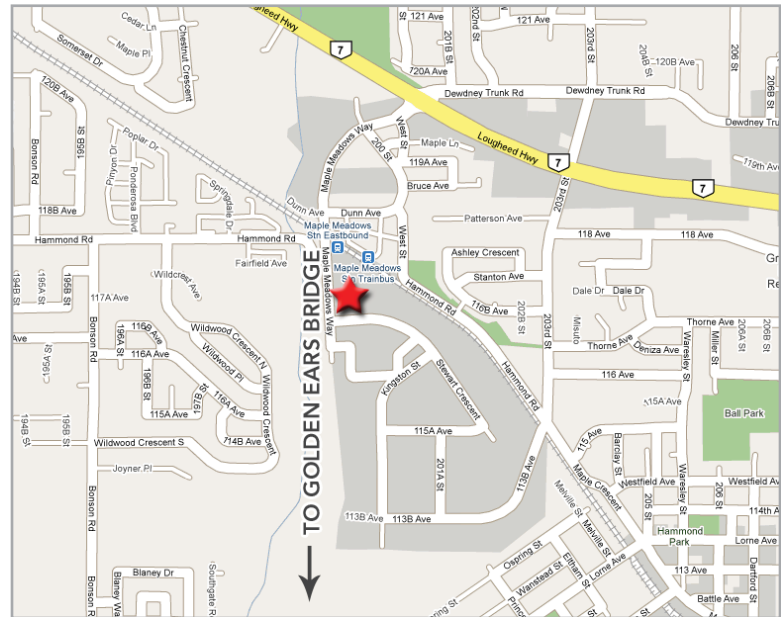
- 12'x14' overhead loading door
- 100 amp, 3 phase electrical service
- 18' clear ceiling
- Concrete block construction
- 2 piece handicapped washroom (on ground floor)
- Fully landscaped property
- Ample on-site parking
- Radiant tube heating (in warehouse)
- New roof
- Low sodium lights in warehouse area
- 2 ground floor offices plus reception area
- Legal residential suite upstairs
- 1 bedroom/kitchen/full washroom

LEASE RATE

\$1,595.00 per month, net

ADDITIONAL RENT

Estimated at \$630.00 per month for 2012



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