

UNIT 101  
20050 STEWART CRES.  
MAPLE RIDGE, BC  
MAPLE MEADOWS INDUSTRIAL AREA

1,964 SF HIGH EXPOSURE  
STRATA WAREHOUSE WITH HEAVY OFFICE



FOR LEASE



**WILLIAM N. HOBBS\***

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\* Personal Real Estate Corporation

# UNIT 101 - 20050 STEWART CRES, MAPLE RIDGE, BC

## 1,964 sf High Exposure Strata Warehouse With Heavy Office

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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

Unit 101 20050 Stewart Crescent, Maple Ridge, BC

### LEGAL DESCRIPTION

Strata Lot 1, District Lot 280, Group 1, N.W.D.,  
Strata Plan LMS 1529  
PID: 018-893-791

### ZONING

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

### SIZE

Warehouse	1,035 sf
Ground Floor Office	929 sf
<b>Footprint Area</b>	<b>1,964 sf</b>

\* Additional 929 sf mezzanine office.

### FEATURES

- 12'x14' overhead loading door
- 100 amp, 3 phase electrical service
- 18' clear ceiling
- Concrete block construction
- 2 piece handicapped washroom
- Full kitchen and washroom upstairs
- Fully landscaped property
- Ample on-site parking
- Radiant tube heating
- Tar and gravel roof
- Low sodium lights in warehouse area
- Easy access to the Golden Ears Bridge

### LEASE RATE

\$8.95 psf, NNN

### ADDITIONAL RENT

\$3.10 psf



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