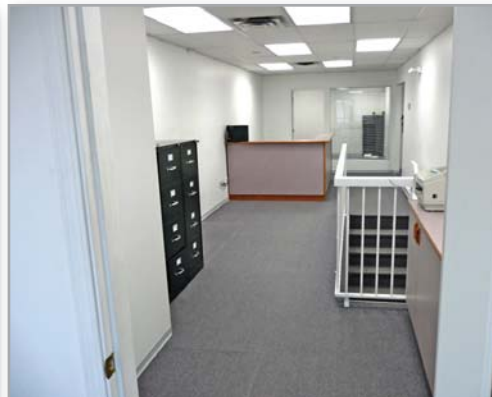


FOR SALE

2,700 sf Industrial Office & Warehouse
Maple Meadows Industrial Park



Unit 202- 20050 Stewart Crescent, Maple Ridge, BC

William N. Hobbs
Personal Real Estate Corporation
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 **CUSHMAN & WAKEFIELD**
Global Real Estate SolutionsSM

FOR SALE

2,700 sf Industrial Office & Warehouse Maple Meadows Industrial Park

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

#202 - 20050 Stewart Crescent, Maple Ridge, BC

LEGAL ADDRESS

Strata Lot 11, District Lot 280, Group 1, N.W.D., Strata Plan LMS 1529 (PID: 018-893-899)

ZONING

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

UNIT SIZE

2,700 sf unit with 1,500 sf ground floor office/warehouse and 1,200 sf second floor air-conditioned office.

AMENITIES

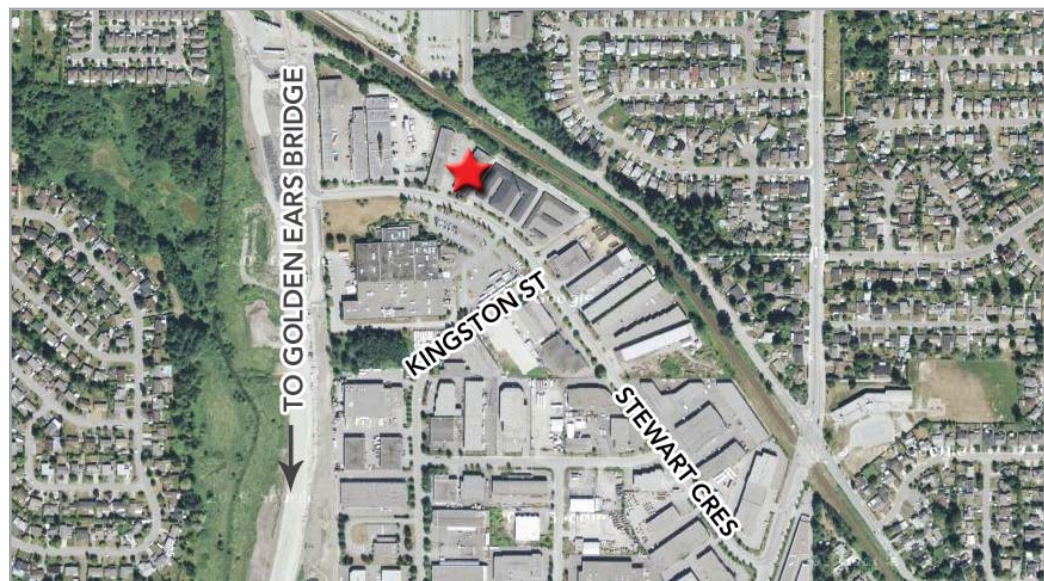
- 12'x14' overhead loading door
- 100 amp, 3 phase electrical service
- 18' clear ceiling
- Concrete block construction
- 2 piece handicapped washroom
- Fully landscaped property
- Ample on-site parking
- Radiant tube heating (in warehouse)
- New roof (in progress, scheduled to complete in summer 2010)
- Low sodium lights in warehouse area
- 5.5 ton full HVAC roof top (capable of heating and cooling entire building)
- Upstairs recently repainted and recarpeted
- Card access system/Alarm/Security camera system in place
- Completely wired for telephone and Cat5E network cabled

BACKGROUND

The strata project was built in 1994 by Battiston Developments, a well known local developer which specializes in industrial properties. The project has 16 strata warehouses ranging in size from 1,649 to 2,893 sf on this 1.4 acre property, with extensive on site parking available.

ASKING PURCHASE PRICE

\$359,000



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