

FOR SALE

5,200 sf Industrial Office & Warehouse
Maple Meadows Industrial Park



Units 203, 204 & 205 - 20050 Stewart Crescent, Maple Ridge, BC

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 **CUSHMAN & WAKEFIELD**
Global Real Estate SolutionsSM

FOR SALE

5,200 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

#203, 204 & 205 - 20050 Stewart Crescent, Maple Ridge, BC

LEGAL ADDRESS

S.L. 12, 13 & 14, D.L. 280, Grp 1, N.W.D., Strata Plan LMS 1529
(PID: 018-893-902, 018-893-911, 018-893-929)

ZONING

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

UNIT SIZE

Ground Floor Warehouse	3,950 sf
Ground Floor Office	950 sf
Mezzanine Office	300 sf
Total	5,200 sf*

*There is an additional open mezzanine area measuring ± 800 sf above the ground floor office.

AMENITIES

- Three (3) 12'x14' overhead loading doors
- 100 amp, 3 phase electrical service
- 18' clear ceiling
- Concrete block construction
- Fully landscaped property
- Ample on-site parking
- New torch down roofing with improved flashing system
- Low sodium lights in warehouse area
- Wood and laminate flooring in office areas
- Completely wired for telephone and Cat5E network cabled
- 7.5 ton HVAC system (servicing the offices)

BACKGROUND

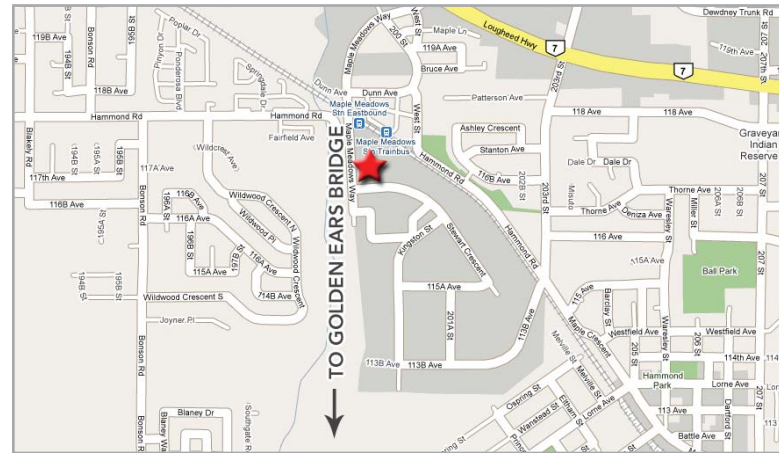
The strata project was built in 1994 by Battiston Developments, a well known local developer which specializes in industrial properties. The project has 16 strata warehouses ranging in size from 1,649 to 2,893 sf on this 1.4 acre property, with extensive on site parking available.

STRATA FEES

\$316.45 per month, for all three units

ASKING PRICE

\$835,000



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