



**CUSHMAN &
WAKEFIELD**

FOR LEASE

UNIT 104

20050 STEWART CRESCENT

MAPLE RIDGE, BC

1,511 SF INDUSTRIAL SPACE WITH SMALL OFFICE



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LOCATION

Located on the north side of Stewart Crescent, just east of Maple Meadows Way and west of Kingston Street, this building offers easy access to Maple Meadows Way, 203rd Street, Lougheed Highway and the Golden Ears Bridge via 113B Avenue. There are numerous retail amenities located north along Lougheed Highway and Dewdney Trunk Road.

OPPORTUNITY

To lease a small, functional warehouse with office in Maple Meadows Industrial Park.

AVAILABLE AREA

Warehouse	1,373 sf
Office	138 sf
Total Available Area	1,511 sf

FEATURES

- Approximately 24'8" X 59'4" configuration
- Metal halide & fluorescent lighting
- 17' ceilings
- 10' X 13'7" front grade loading door
- Radiant tube warehouse heater
- 2-pc washroom

BASIC LEASE RATE

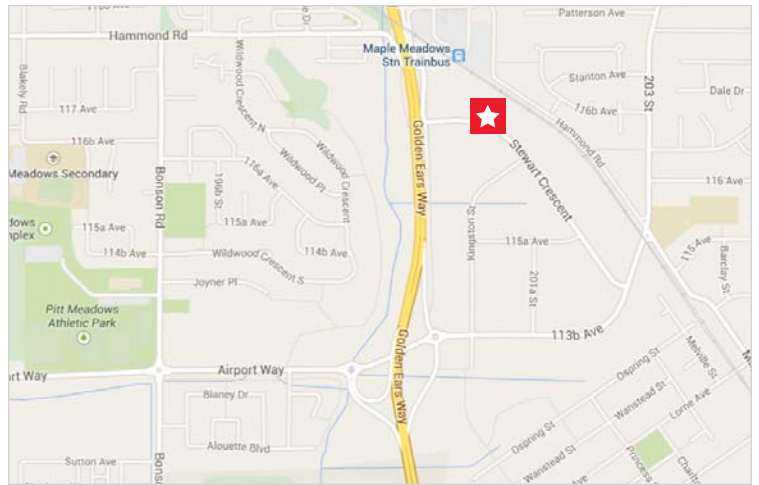
\$1,126.95 per month, plus GST

ADDITIONAL RENT (2016)

Estimated at \$549.00 per month, plus GST

AVAILABILITY

Immediate



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