



**AVISON  
YOUNG**

**FOR LEASE**

**20240 Stewart Crescent**

**Maple Ridge, BC**

Partnership. Performance.

**14,662 square feet of warehouse and office space in Maple Ridge**

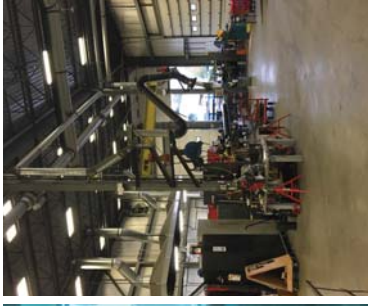
**Gord Robson**, Senior Associate  
604.647.1331  
gord.robson@avisonyoung.com

**Michael Farrell**, Principal  
604.646.8388  
michael.farrell@avisonyoung.com

 **BEST  
MANAGED  
COMPANIES**

Platinum member





# 20240 Stewart Crescent

Maple Ridge, BC

## LOCATION

The Property is located in the southwest neighbourhood of Maple Ridge within the Maple Meadows Industrial Business Park. The property is situated at the northwest corner of 113B Avenue and Stewart Crescent and has excellent exposure. With three points of access and egress, the property is very well positioned to access all areas in the Lower Mainland with quick and easy access to the Golden Ears Bridge and Lougheed Highway.

## ZONING

M-3 (Business Park) Zoning allows for a wide range of light industrial uses. Please contact listing agents for a full description of the zoning bylaw.

## PROPERTY HIGHLIGHTS



**HEATED FLOORS**  
in the shop area



**FOUR OVERSIZED**  
grade doors including  
two 20' x 16' doors



**T5** lighting



**SHOP WASHROOMS**



**3 PHASE**  
600A / 240V power



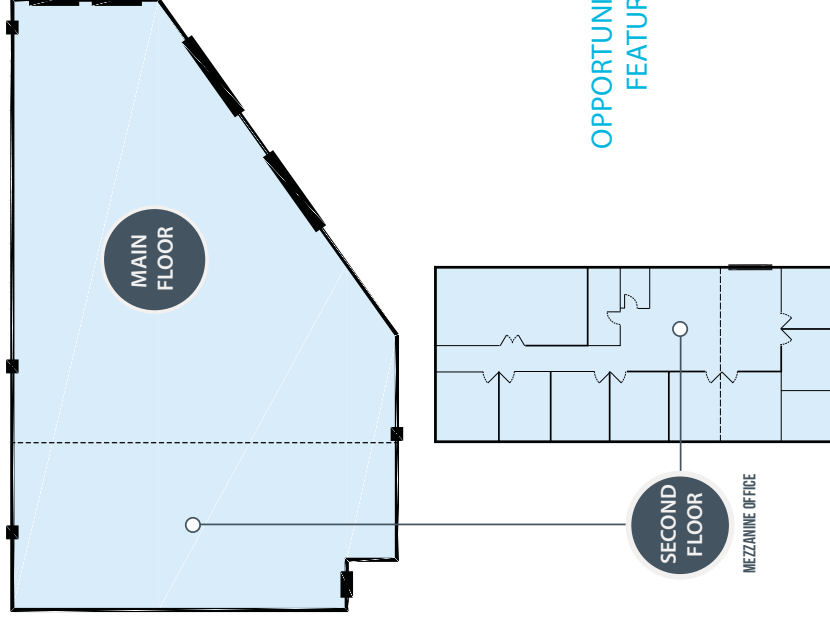
**FLOOR DRAINS**



**25'** clear ceilings



**PROFESSIONAL AND ARCHITECTURALLY**  
stunning office area



## OPPORTUNITY FEATURES

### AVAILABLE SPACE

Recently constructed  
freestanding building

### AVAILABLE SIZE

Warehouse: 11,063 sf  
Office: 3,598 sf

Total: 14,662 sf

### LOADING

Four (4) oversized  
grade loading doors

### BASE RENT

\$14.00 psf per annum



### ADDITIONAL RENT

\$4.22 psf per annum





----- LEGEND -----

-  Subject Property
-  CP Intermodal Terminal

 Drive Times

Surrey	5 mins
Langley	5 mins
Coquitlam	20 mins
Burnaby	25 mins
Abbotsford	30 mins
Vancouver	45 mins

Avison Young  
 #2900-1055 W. Georgia Street  
 Box 11109 Royal Centre  
 Vancouver, BC V6E 3P3, Canada



[avisonyoung.com](http://avisonyoung.com)

**Gord Robson**, Senior Associate  
 604.647.1331  
[gord.robson@avisonyoung.com](mailto:gord.robson@avisonyoung.com)

**Michael Farrell**, Principal  
 604.646.8388  
[michael.farrell@avisonyoung.com](mailto:michael.farrell@avisonyoung.com)

© 2019 Avison Young. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C.) Inc.; DBA, Avison Young.