

LEASE OPPORTUNITY HISTORIC HAMMOND MILL SITE 20580 MAPLE CRESCENT / MAPLE RIDGE, BC



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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the marketplace the final industrial lease opportunity located along the shores of the Fraser River in Maple Ridge, British Columbia.

This property is exceptionally well located just minutes from the Golden Ears Bridge and the Port Kells/North Langley Industrial Business Parks.

AVAILABLE AREAS

| | |
|------------------------|-----------------------|
| 1.06 Acres - 46,271 SF | Available Immediately |
| 3.6 Acres - 158,239 SF | Available Immediately |
| 1.17 Acres - 51,179 SF | Available Immediately |
| Office - 4,675 SF | Available Immediately |
| 1.0 Acre - 43,648 SF | Available Immediately |
| 1.2 Acre - 51,516 SF | Available Immediately |

ZONING

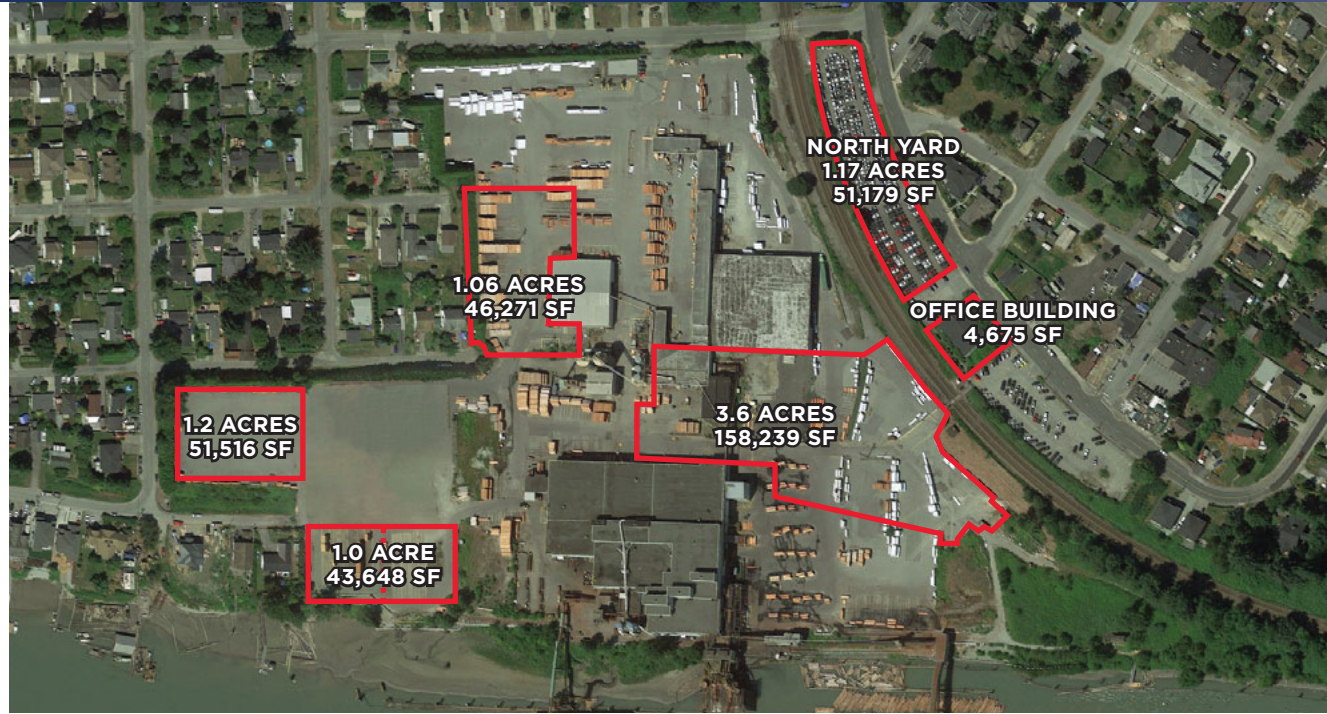
M-2 General Industrial
C3 Commercial

LEASE RATE

Competitive gross market rates offered.
Contact listing agents for details.

CENTRAL LOCATION

- Access to main arterials with increased connectivity via the Golden Ears Bridge and Lougheed Highway
- The Maple Ridge location offers a distinct competitive advantage with convenient and direct bridge access to both the Fraser Valley and core markets of Metro Vancouver
- Situated near established industrial nodes of Maple Meadows, Port Kells Langley Industrial Estates, Dominion Triangle and Gloucester Industrial Estates



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