



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**UNIT 7**

**11435 201A STREET**

**MAPLE RIDGE, BC**

**1,975 SF AVAILABLE**



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## UNIT 7

# 11435 201A STREET

## MAPLE RIDGE, BC

### LOCATION

This functional multi-tenant industrial facility is located on the west side of 201A Street. The property is a few blocks south of Lougheed Highway and is easily accessible via 203rd Street / 113B Avenue, Stewart Crescent, Maple Meadows Way and the Golden Ears Bridge.

### ZONING

M-3 (Business Park Zone) Industrial zoning offers a wide variety of industrial and office use.

### PROPERTY FEATURES

- Built in 1997 (approximately)
- Fully sprinklered
- Concrete tilt-up construction
- Parking on-site & street parking available

### COMMENTS

Floor plans are available from the listers

### AVAILABLE AREA

#### Unit 7

Main Floor Office	427 sf
Main Floor Warehouse	1,121 sf
<b>Total Main Floor Area</b>	<b>1,548 sf</b>
Mezzanine Office	427 sf
<b>Total Available Area</b>	<b>1,975 sf</b>

- One (1) 14' x 14' (approximately) grade loading door
- Fluorescent & metal halide lighting
- Approximately 21'4" clear ceilings in warehouse
- Radiant tube warehouse heating
- One (1) 2-pc handicap-accessible washroom
- Electric baseboard office heating

### LEASE RATE

From \$3,456.25 per month, net, plus GST

### ADDITIONAL RENT (2023)

Estimated at \$1,036.88 per month, plus GST

### AVAILABILITY

Immediate



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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