



**CUSHMAN &
WAKEFIELD**

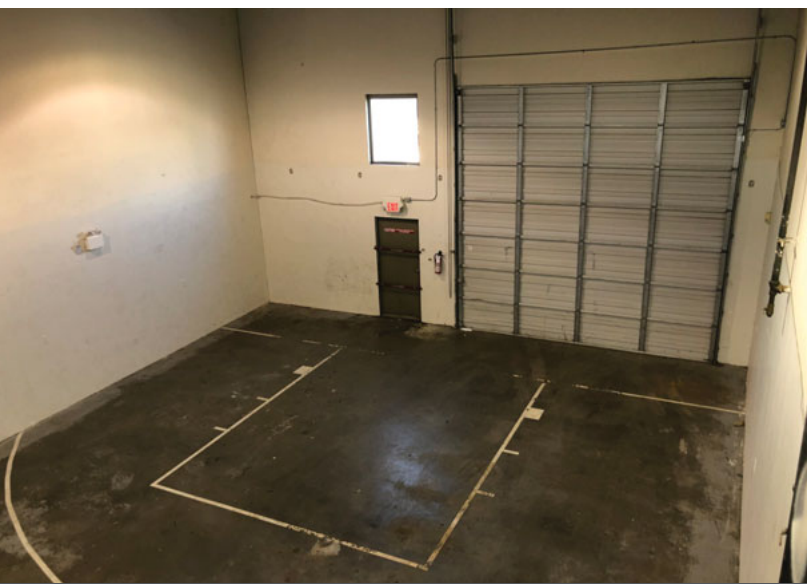
FOR LEASE

UNIT 9

11435 201A STREET

MAPLE RIDGE, BC

2,574 SF AVAILABLE



Kevin Volz

Personal Real Estate Corporation
Vice President, Industrial
604 640 5851
kevin.volz@cushwake.com

Rick Eastman

Personal Real Estate Corporation
Executive Vice President, Industrial
604 640 5863
rick.eastman@cushwake.com

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 9	
Warehouse	1,156 sf
Main Floor Office / Showroom	661 sf
Total Main Floor Area	1,817 sf
Mezzanine Storage	757 sf
Total Available Area	2,574 sf

- One (1) 14' x 14' grade loading door
- Fluorescent lighting
- Approximately 21'7" clear ceilings in warehouse
- Radiant tube warehouse heating
- One (1) 2-pc handicap-accessible washroom

LEASE RATE

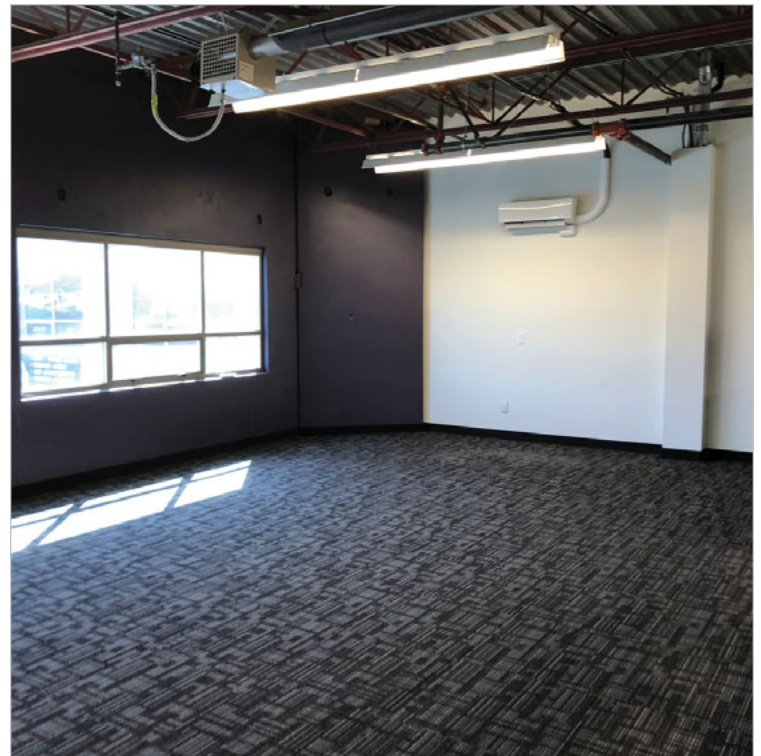
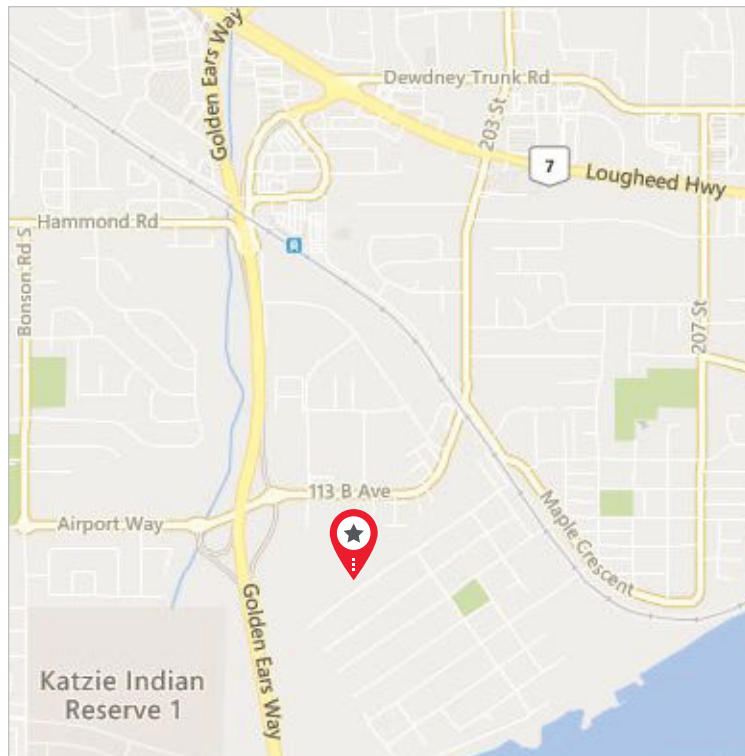
From \$4,290.00 per month, net, plus GST

ADDITIONAL RENT (2023)

Estimated at \$1,557.27 per month, plus GST

AVAILABILITY

September 1, 2023



Kevin Volz

Personal Real Estate Corporation
Vice President, Industrial
604 640 5851
kevin.volz@cushwake.com

Rick Eastman

Personal Real Estate Corporation
Executive Vice President, Industrial
604 640 5863
rick.eastman@cushwake.com