

FOR LEASE
UNITS 12 & 13
20295 113B AVENUE
MAPLE RIDGE, BC



Eric Rice
Personal Real Estate Corporation
Vice President, Industrial
604 640 5877
eric.rice@cushwake.com

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

FOR LEASE

UNITS 12 & 13

20295 113B AVENUE

MAPLE RIDGE, BC



LOCATION

Cushman & Wakefield ULC ("C&W") is pleased to present this opportunity to lease an efficient Industrial space. The property sits on the border of Maple Ridge and Pitt Meadows, adjacent to the Golden Ears Bridge. This uniquely located, well-maintained industrial asset offers corner exposure and easy access to major traffic arteries and retail amenities.

AVAILABLE AREA

Ground floor office/warehouse	3,562 sf
Mezzanine storage/office	811 sf
Total	4,373 sf

PROPERTY FEATURES

- Grade loading door
- 24' clear heights
- Ceiling fans
- Mezzanine with kitchenette
- Handicap accessible bathroom
- Private office
- Fully sprinklered
- Forced air heating

* Racking permitted and available for purchase

* Forklift available for purchase

BASIC RENT

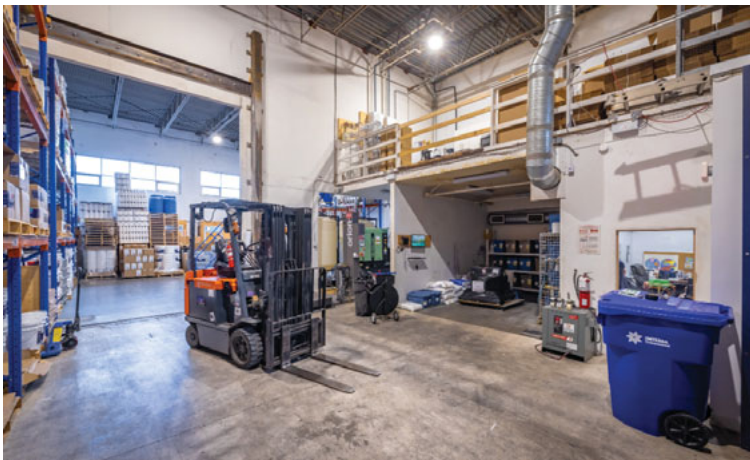
\$18.50 psf

ADDITIONAL RENT

\$6.84 psf

AVAILABLE

June 1, 2024



Eric Rice

Personal Real Estate Corporation
Vice President, Industrial
604 640 5877
eric.rice@cushwake.com

Rick Eastman

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

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.