



**CUSHMAN &
WAKEFIELD**

FOR SALE/LEASE

UNIT 108

20120 STEWART CRESCENT

MAPLE RIDGE, BC

MAPLE MEADOWS INDUSTRIAL PARK

2,080 SF STRATA WAREHOUSE/OFFICE



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LOCATION

The subject warehouse is located on the east side of Stewart Crescent, two blocks north of 113B Avenue in Maple Meadows Industrial Park, and just east of the Golden Ears Bridge, providing direct access to the Trans-Canada Highway to the South.

LEGAL DESCRIPTION

Strata Lot 19 District Lot 280 Group 1 New Westminster District
Strata Plan BCS1215
PID: 026-615-681

ZONING

M-3 (Business Park) Industrial allowing for a wide variety of manufacturing, assembly, service industrial and distribution uses. A copy of the zoning bylaws is available upon request

UNIT FEATURES

- Concrete tilt-up construction (2005)
- Alarm system & security bars
- Open plan office areas on each floor with HVAC system, wood laminate flooring & dropped t-bar ceilings
- Coffee bar with sink & counter
- Two (2) washrooms
- One (1) 10' x 14' front grade loading door
- 21' ceilings in warehouse
- Radiant tube heaters in warehouse
- High-efficiency fluorescent lighting
- 3-phase electrical service (tenant to verify)
- Two (2) designated parking stalls

AVAILABLE AREA

Warehouse	1,418 SF
Main Floor Office	331 SF
Main Floor Area	1,749 SF
Second Floor Office	331 SF
Total Available Area	2,080 SF

SALE PRICE

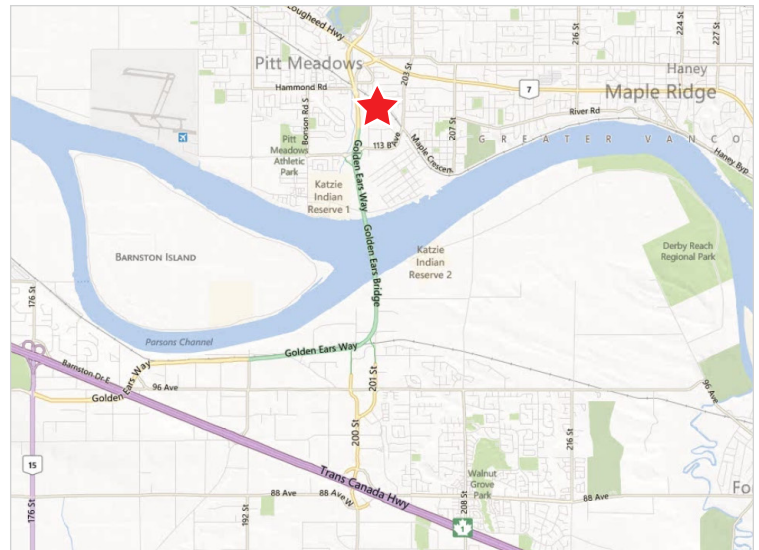
\$1,345,000

PROPERTY TAXES (2024)

\$11,915.52

STRATA FEES

Approximately \$320.59 per month



LEASE RATE

From \$3,850.00 per month, net, plus GST

ADDITIONAL RENT

Estimated at approximately \$1,406.59 per month, plus GST

AVAILABILITY

Immediate

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