

20203 113B AVENUE | MAPLE RIDGE, BC

FOR LEASE | 25,360 SF FREESTANDING INDUSTRIAL BUILDING ON 1 ACRE LOT WITH EXCELLENT EXPOSURE



**NEW EXTERIOR
PAINT UNDERWAY**

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE | INDUSTRIAL
20203 113B AVENUE
MAPLE RIDGE, BC

Location

The subject property is located within the Maple Meadows Industrial Park. Situated just south of Lougheed Highway and east of Golden Ears Way, this location provides convenient access to Port Kells and Highway 1 with Downtown Vancouver being 45 minutes away.

Zoning

M-3 (Business Park Industrial) – a full copy of bylaws will be provided upon request.

Features

- ▶ Secured lot
- ▶ Multiple access points
- ▶ 22' clear ceiling height
- ▶ Forced air heaters (warehouse)
- ▶ Heavy 600 amp 600 volt power
- ▶ LED lighting
- ▶ Sprinklered
- ▶ Two grade loading doors (12' x 14')
- ▶ Concrete tilt-up construction
- ▶ Natural lighting
- ▶ HVAC office space

Lot Size

1 acre

Basic Rent

Contact broker

Available Space

| | |
|---------------------|------------------|
| Ground floor office | 5,000 SF |
| Second floor office | 5,100 SF |
| Warehouse | 15,260 SF |
| Total | 25,360 SF |

Additional Rent

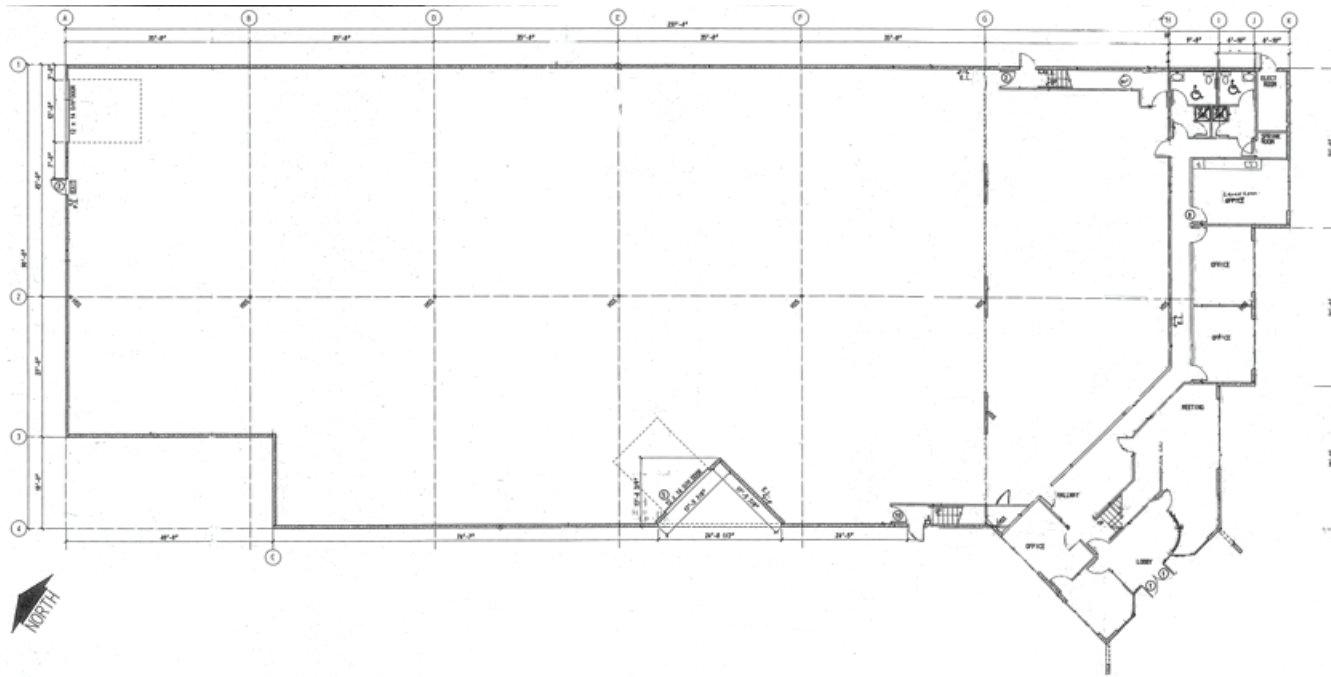
\$5.00 PSF per annum
(2023 estimate)

Availability

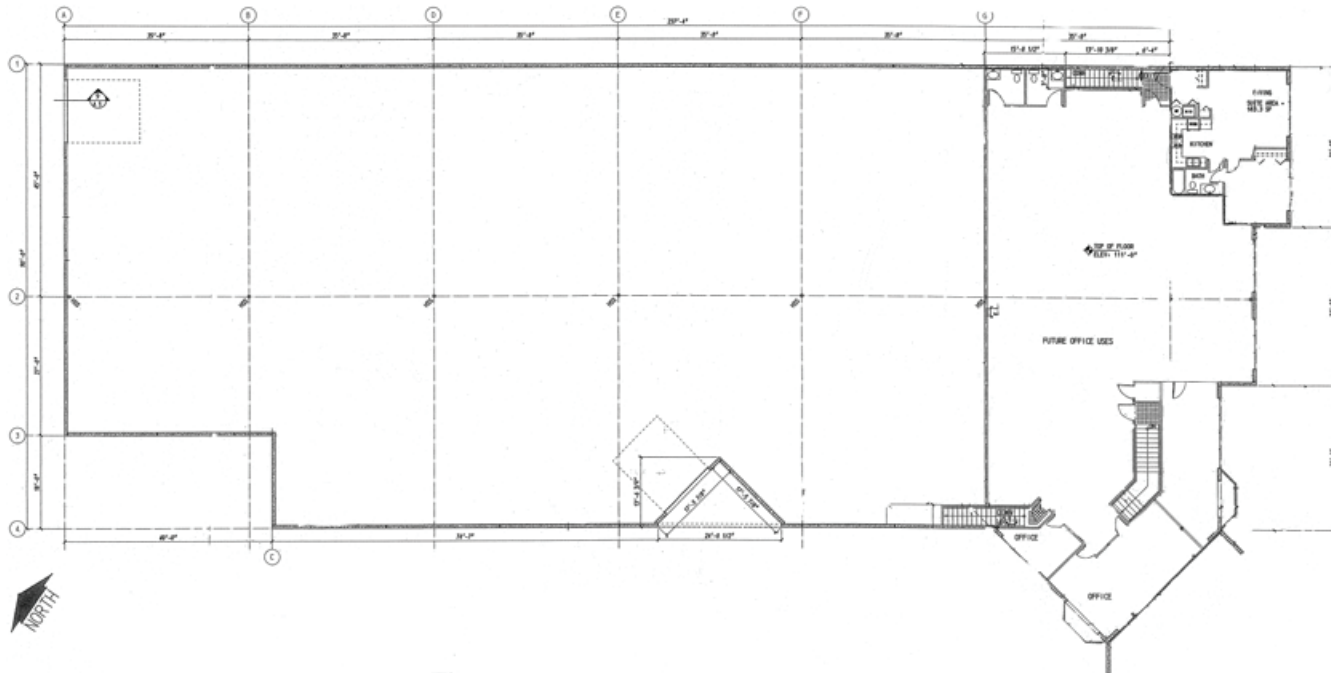
May 1, 2023

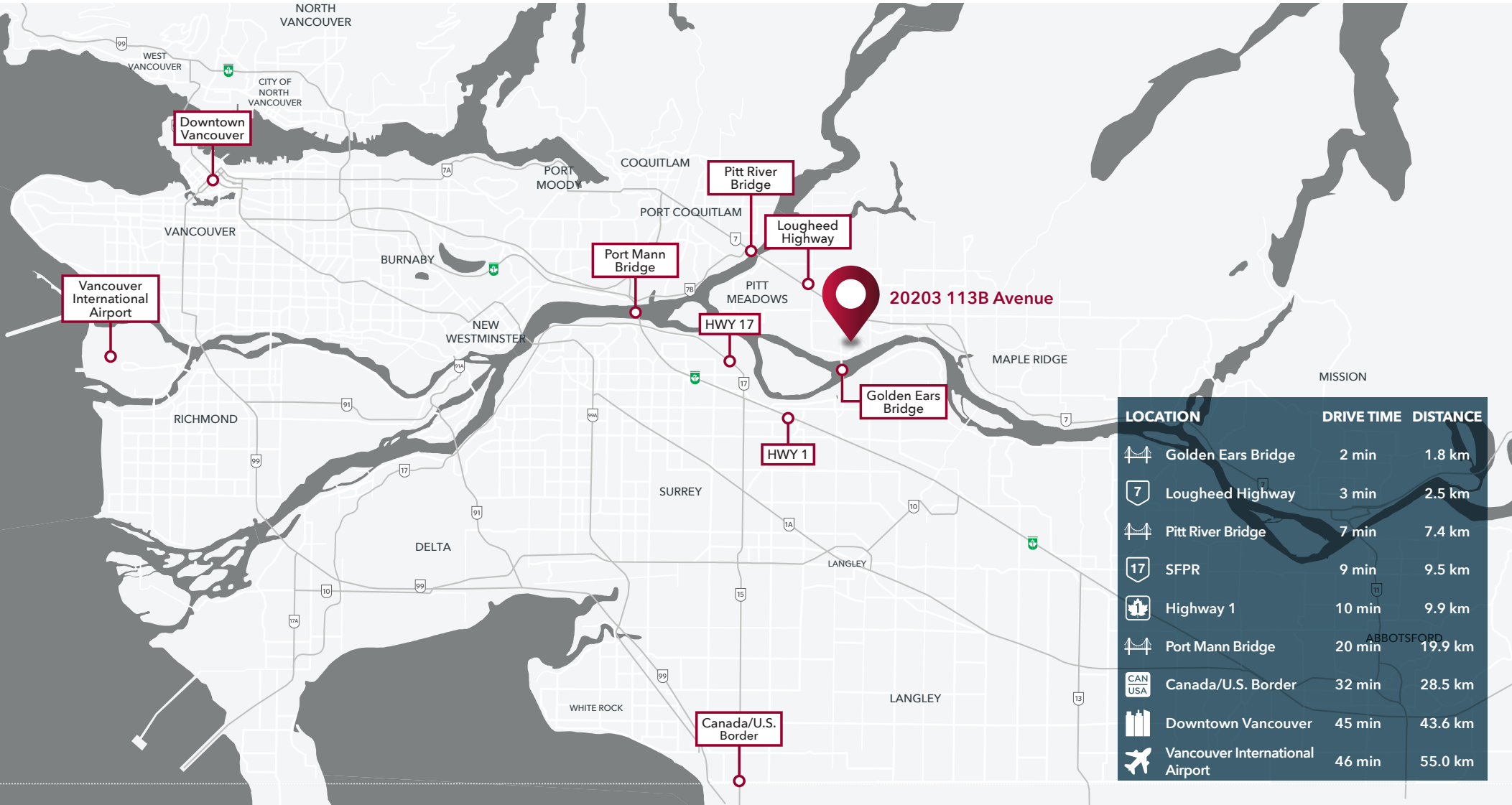


Bottom Floor



Top Floor





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