

FOR LEASE | INDUSTRIAL
11393 KINGSTON STREET
MAPLE RIDGE, BC



► **15,889 SF of Corner High Profile Location Premises**

Location

This high quality building is located at the southwest corner of Kingston Street and 113B Avenue in the Maple Meadows Industrial Park. The location is phenomenal as it is well positioned to access all areas in the Lower Mainland with direct access to the Golden Ears Bridge, which connects to the Trans-Canada Highway and the Lougheed Highway.

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Zoning

M-3 (Business Park) allowing for a wide range of light industrial uses.

Available Area (Approximate)

Shipping and staging	1,605 SF
Lunchroom/training/classroom/lobby	2,559 SF
High quality mezzanine office	3,905 SF
Warehouse	7,820 SF
Total	15,889 SF

Lot Size

0.994 acre

Lease Rate

\$10.95 PSF

Taxes & Operating Costs (2019 Estimate)

\$3.15 PSF

Availability

June 1, 2019

Features

Warehouse

- ▶ Concrete tilt-up construction
- ▶ Fully sprinklered
- ▶ 22' clear warehouse ceiling height (approximately)
- ▶ Metal halide lighting
- ▶ 3 phase electrical service
- ▶ One dock level loading door
- ▶ One grade level loading door
- ▶ One courier loading door
- ▶ Radiant tube heating

Office

- ▶ Fully air conditioned
- ▶ Mens and ladies washrooms throughout
- ▶ T-bar ceiling
- ▶ Fluorescent lighting
- ▶ Carpeted and tiled throughout
- ▶ Large open plan area with high ceiling heights
- ▶ Large entrance way for corporate feel
- ▶ Private offices



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