

An aerial photograph of an industrial park in Maple Ridge, British Columbia. The park features several large warehouse and office buildings, some with blue roofs. A parking lot with several cars and a school bus is visible. In the background, a dense forest of trees with autumn foliage is visible, followed by a range of mountains under a cloudy sky. The Colliers logo is in the top right corner.

Colliers

REDUCED ASKING RATE

For Lease

2,372 SF Warehouse
with Office Space in
Meadows Industrial Park

**Unit 12 - 11443 Kingston Street,
Maple Ridge**

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Opportunity & Location

Colliers in pleased to present the opportunity to lease 2,372 SF of warehouse with office space in Maple Meadows Industrial Park.

The property sits on the border of Maple Ridge and Pitt Meadows with immediate access to the Golden Ears Bridge. This prime location 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.

Civic Address	Unit 12 - 11443 Kingston Street, Maple Ridge
PID	016-469-739
Zoning	IL Light Impact Industrial
Reduced Asking Rate	\$16.50 per SF
Additional Rent	\$8.09 per SF per annum
Availability	Immediate



Highlights

-  Recently renovated single bay unit with grade loading
-  3-phase power
-  Exposure along Kingston Street
-  Move-in ready office space

Area Breakdown*

Unit 12	Warehouse	1,302 SF
	Mezzanine	535 SF
	Office	535 SF
Total		2,372 SF

*Areas are approximate and to be verified by the tenant.



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