

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



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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

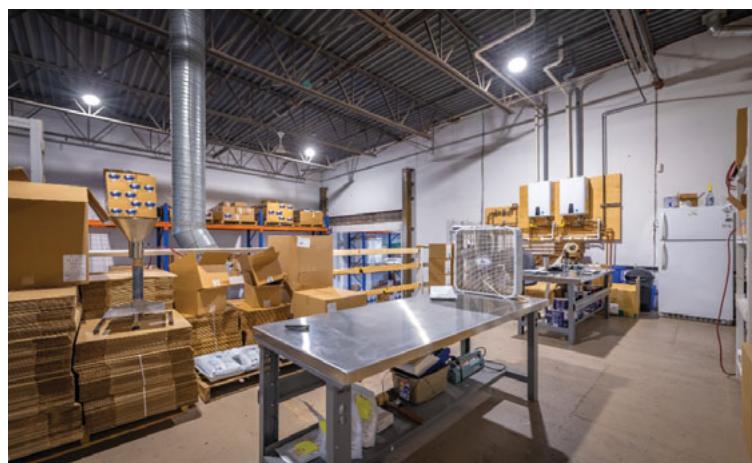
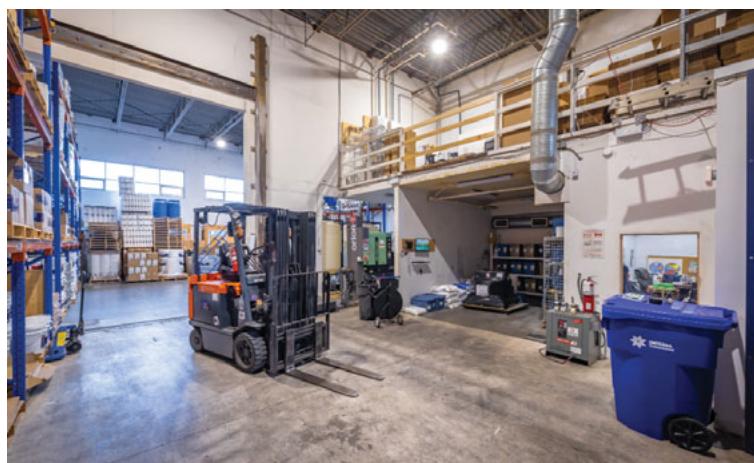
\$19.00 psf

ADDITIONAL RENT

\$6.84 psf

AVAILABLE

June 1, 2024



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