



105 - 20120 Stewart Crescent | Maple Ridge, BC

Small bay warehouse unit with high level office space

Opportunity to acquire a 2,260 SF industrial strata unit with recently upgraded mezzanine office space and finishes located Maple Meadows Industrial area just off the Golden Ears Bridge from Langley and Surrey.

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Unit Description

The unit consists of a front loading door and man door configuration with 1,547 SF of ground floor industrial space and a 713 SF open showroom and mezzanine space. Available for occupancy in Q2 of 2026, it has the following key features:

- ▶ 2 washrooms
- ▶ 1 boardroom
- ▶ Kitchenette
- ▶ Multiple storage closets
- ▶ Finished concrete and hardwood floors

Location

Maple Meadows business park is located on the border of Pitt Meadows and Maple Ridge directly off the Northern side of the Golden Ears Bridge. It provides access in minutes to four different municipalities and direct access to Highway 15, 17 and the Trans-Canada Highway. This uniquely located, well-maintained industrial unit offers easy access to major traffic arteries and surrounding retail and residential amenities.

PID
026-615-690

Available Area

Ground Floor Warehouse	1,547 SF
Open Mezzanine	589 SF
Mezzanine Storage Closet	124 SF
Total	2,260 SF

Loading Door
One 12' x 14' grade door

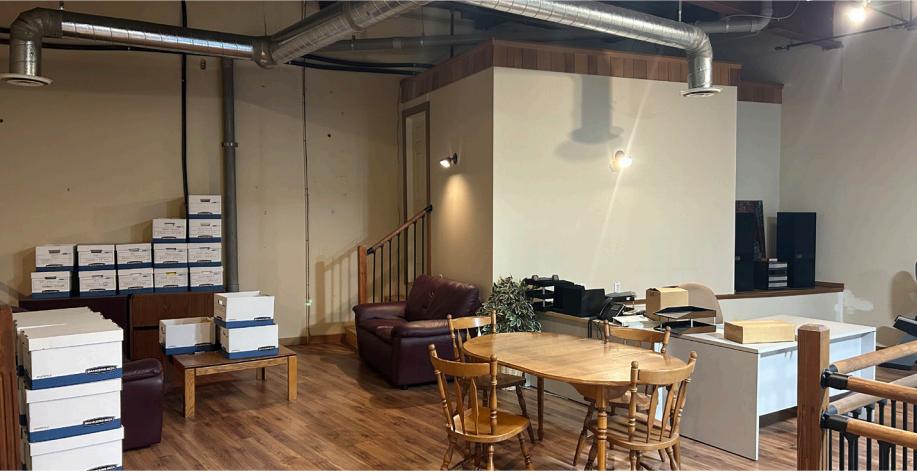
Power
100 Amp/600 Volt panel

Zoning
M-3 (Business Park Industrial)

Year Built
2006

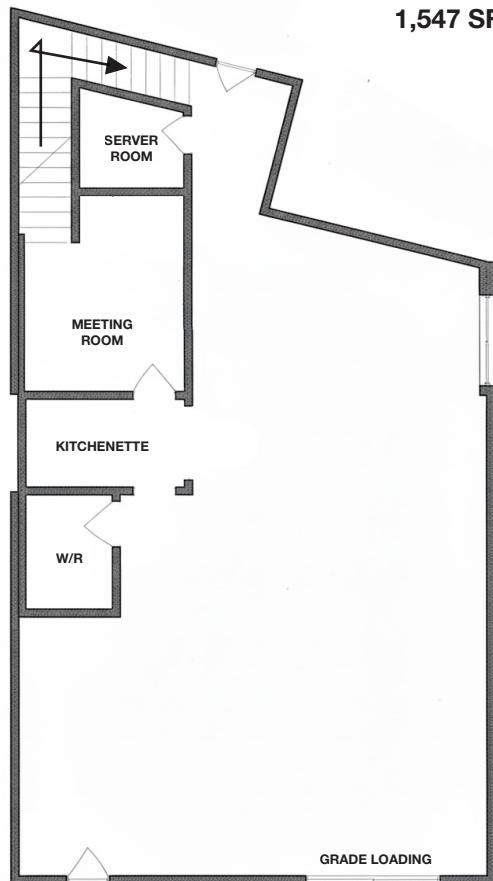
Monthly Strata Fees
\$300.15/month

Price
\$1,050,000

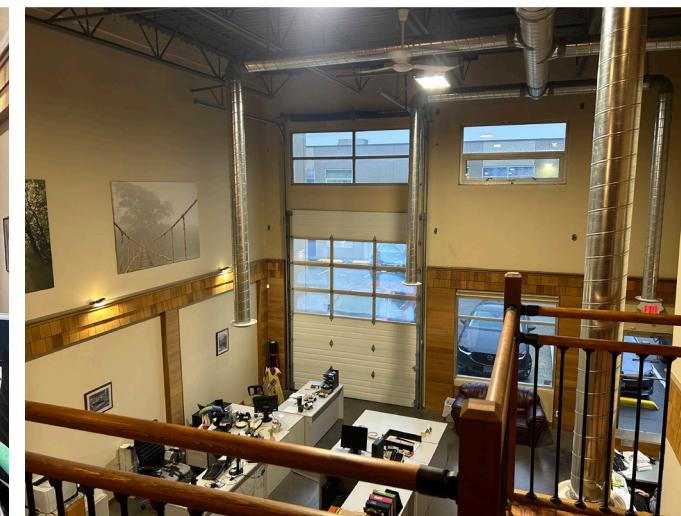
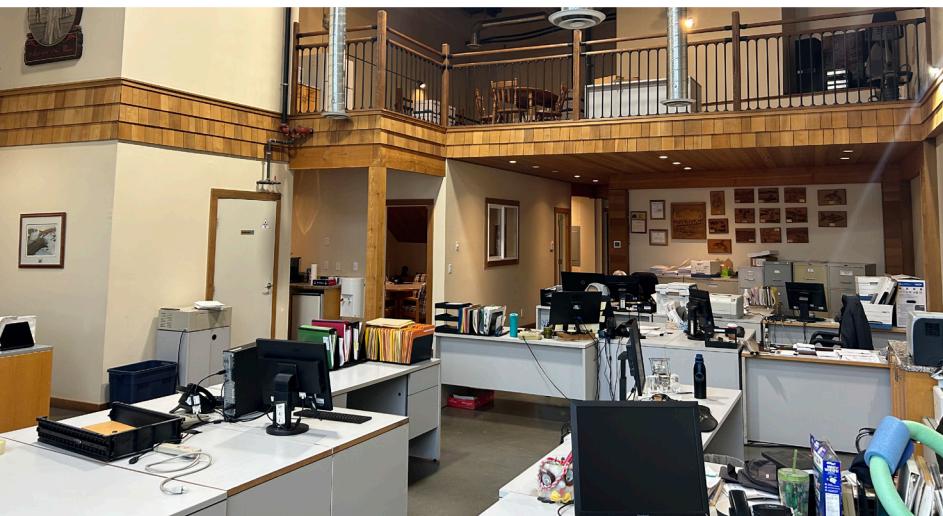
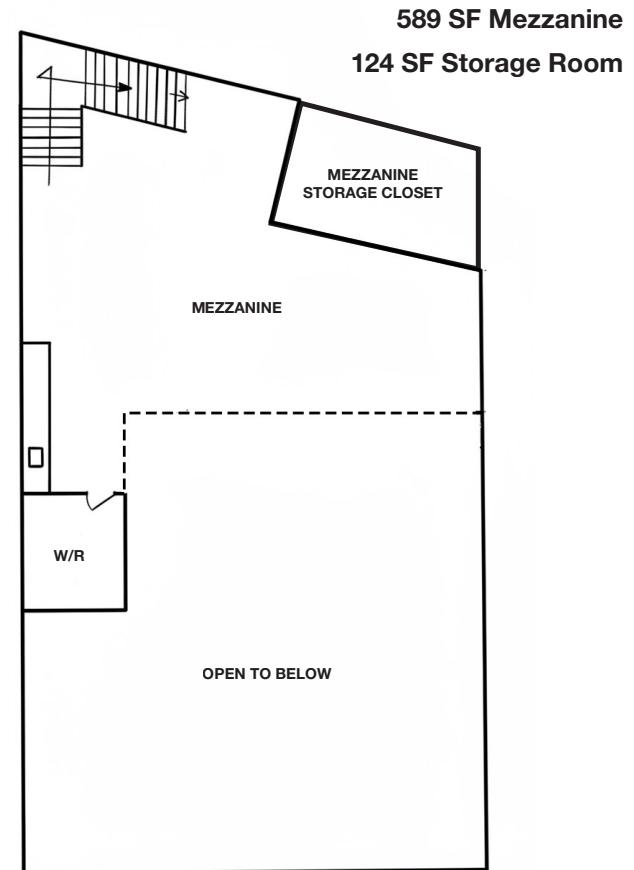


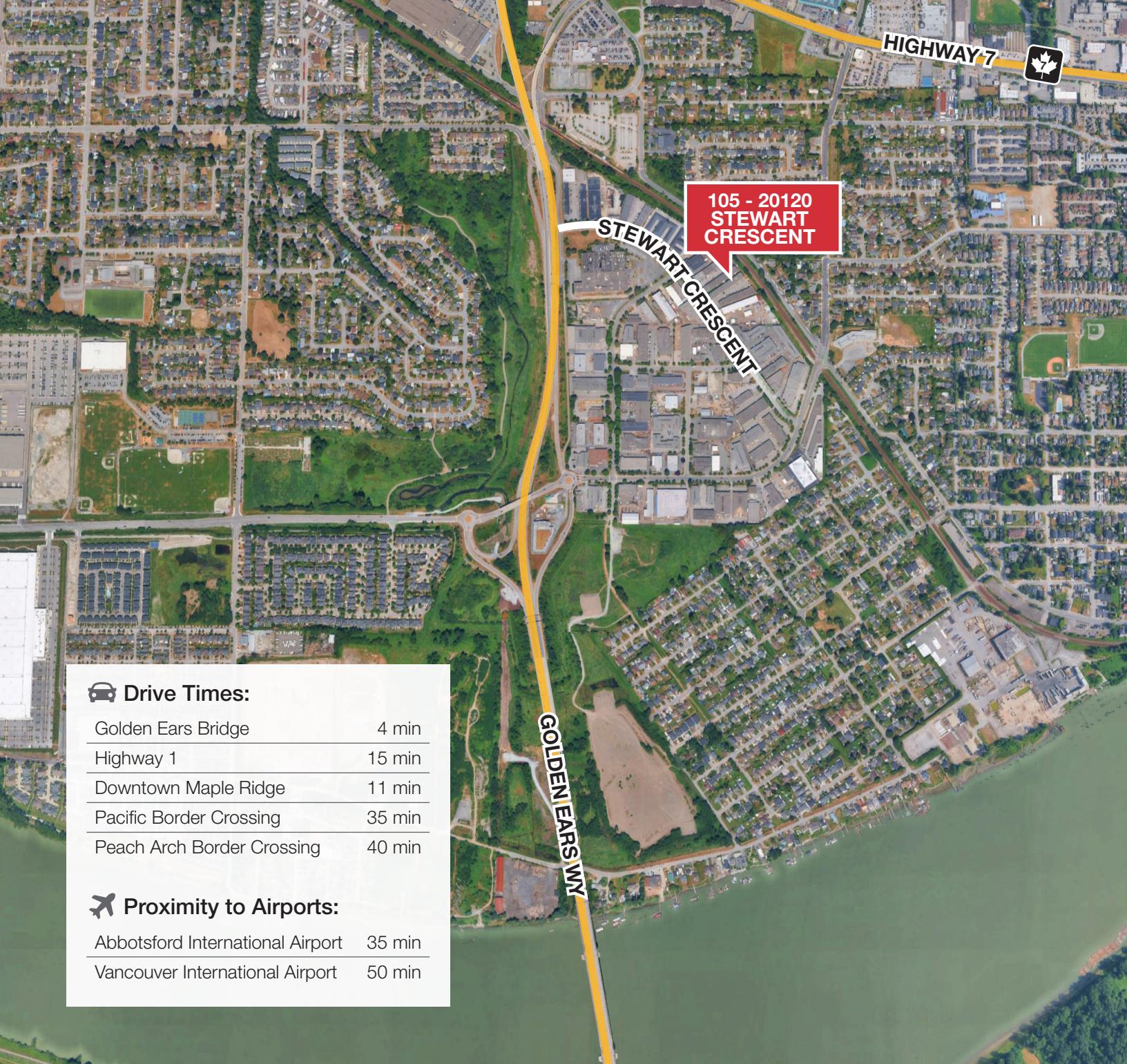
Floor Plan

Ground Floor



Second Floor





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