

20172 113B AVENUE

UNIT 17 & 19 | MAPLE RIDGE, BC



**2,785 SF INDUSTRIAL WAREHOUSE
WITH DRIVE THROUGH LOADING**

PROPERTY HIGHLIGHTS

LOCATION

Located in Maple Meadows, 20172 113B Avenue offers excellent connectivity across the Metro Vancouver region. The property is just minutes from Lougheed Highway and provides convenient access to major routes including Highway 1 via Golden Ears Way. The nearby Golden Ears Bridge ensures efficient links to Surrey, Langley, and the broader Fraser Valley. In addition, the Pitt River Bridge is easily accessible, connecting users to Coquitlam and the Tri-Cities.

ZONING

M-3 (Business Park) Industrial - allowing for a wide range of industrial and office uses. A full copy of the zoning bylaws can be made available upon request.

AVAILABLE AREA

Ground Floor	1,852 SF
Second Floor Office	933 SF
Total Area	2,785 SF
Bonus Mezzanine Storage	500 SF

UNIT FEATURES

- Front Grade Loading Door (10' x 10')
- Rear Grade Loading Door (12' x 14')
- Two (2) accessible washrooms
- 20' clear ceilings in warehouse
- Six (6) private offices
- Two (2) 100 amp 120/208v panels with 240V plug (tenant to verify)
- Kitchenette and lunchroom
- End cap unit

ASKING LEASE RATE

\$18.95 per square foot, net, per annum, plus GST

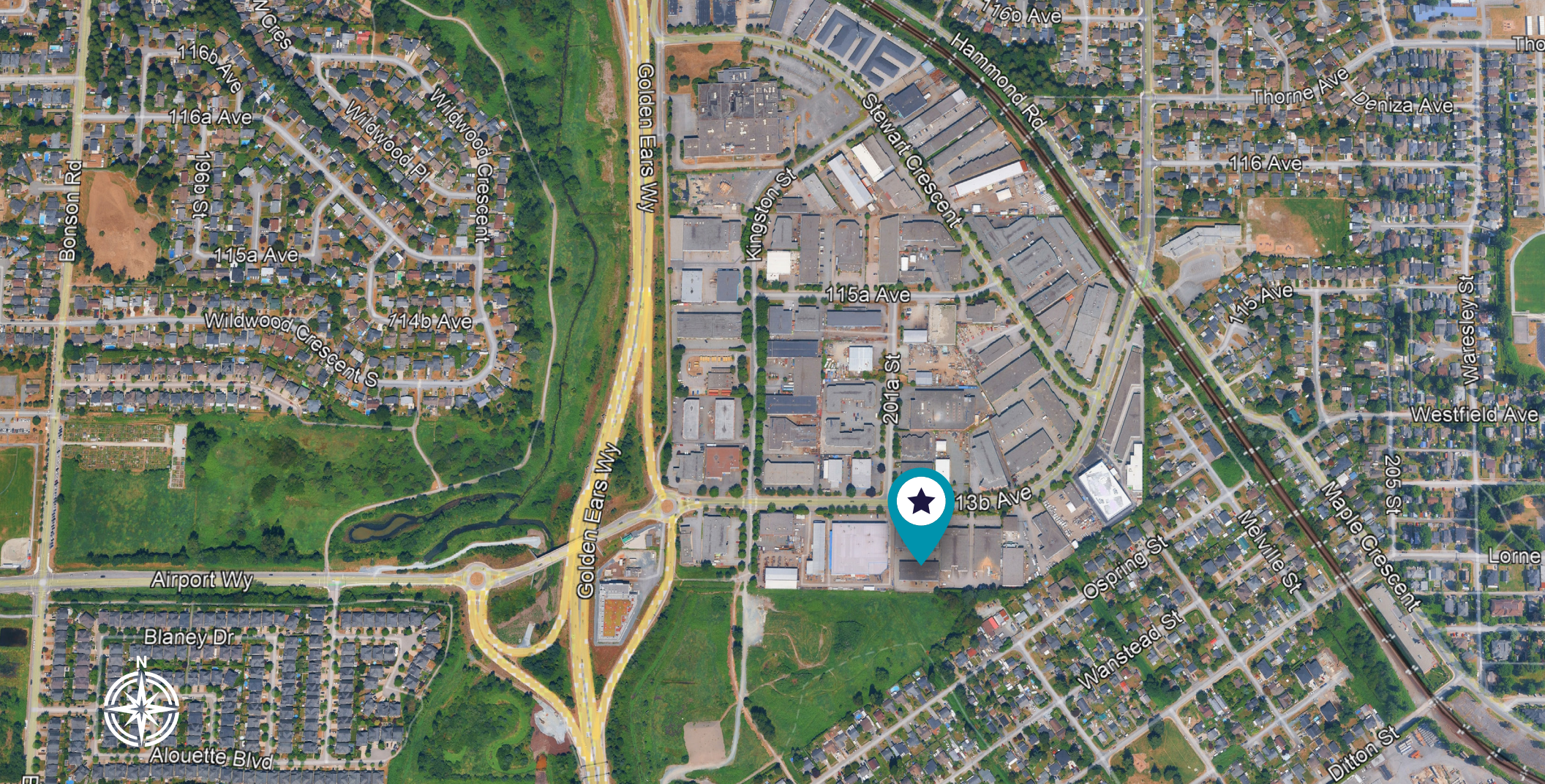
ADDITIONAL RENT

Estimated at \$6.50 per SF, per annum, plus GST

AVAILABILITY

Immediately





CONTACT

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