

FOR LEASE



**2,630 SF IN
MAPLE MEADOWS
INDUSTRIAL PARK**

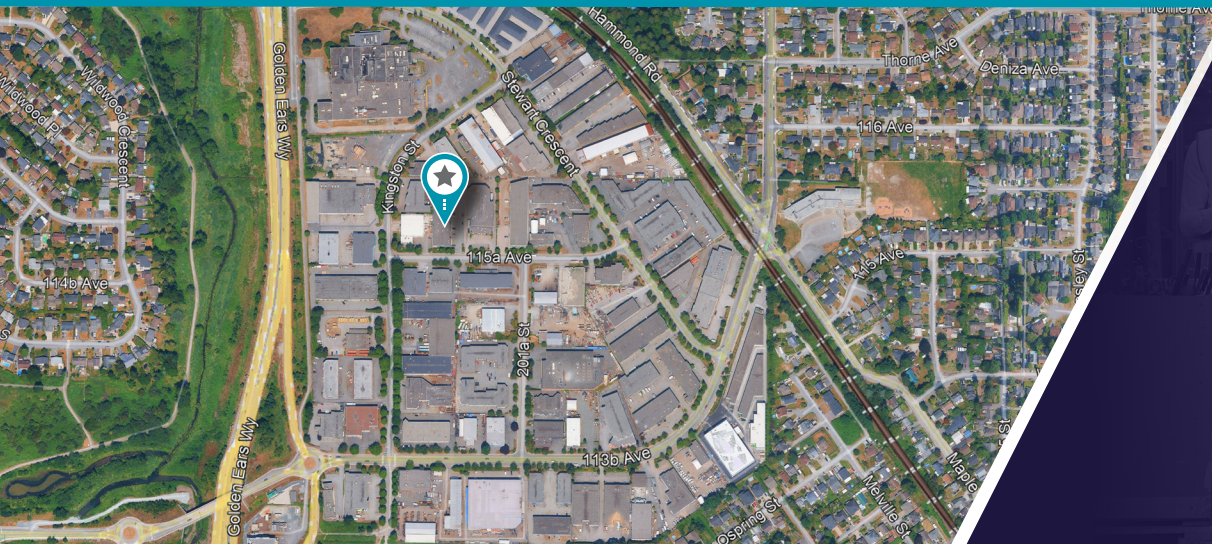


UNIT 7

20121 115A AVENUE

MAPLE MEADOWS INDUSTRIAL PARK

MAPLE RIDGE, BC



HIGHLIGHTS

LOCATION

The subject property is located in the heart of the Maple Meadows Industrial Park on the Pitt Meadows/Maple Ridge border, just south of the Lougheed Highway at the intersection of Dewdney Trunk Road. This industrial park is adjacent to the Golden Ears Bridge offering improved access to the Trans Canada Highway, some five minutes to the south, the US Border and all municipalities in Greater Vancouver.

ZONING

M-3 Business Park Industrial. Offering a wide variety of industrial, assembly, manufacturing and distributing uses.

LEGAL DESCRIPTION

Portion of Lot 13, District lot 280, L.D. 37, Group I, N.W.D.
Plan 86659, PID: 016-469-836

AVAILABLE AREA

Main floor	2,448 SF
Mezzanine	182 SF
TOTAL	2,630 SF

FEATURES

- Concrete tilt up construction
- Existing office improvements - approximately 350 SF
- 12' x 14' overhead loading doors
- 500 lbs floor loading
- Ample on site parking
- 3-phase electrical service
- Fully sprinklered
- Metal halide lighting
- Radiant tube overhead heating

BASIC RENT

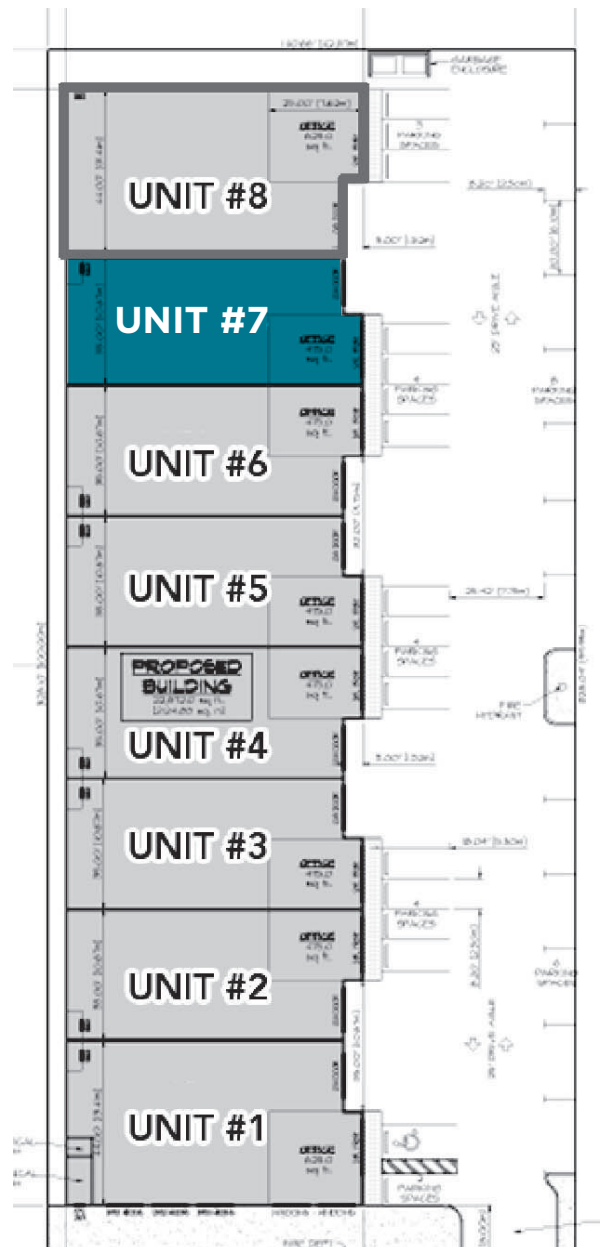
\$18.95 PSF net

ADDITIONAL RENT (2026)

TBA

AVAILABILITY

Immediately



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