

FOR LEASE

Colliers



Unit 106 – 20050 Stewart Crescent, Maple Ridge

2,026 SF Small Bay Unit with
Warehouse & Office Space

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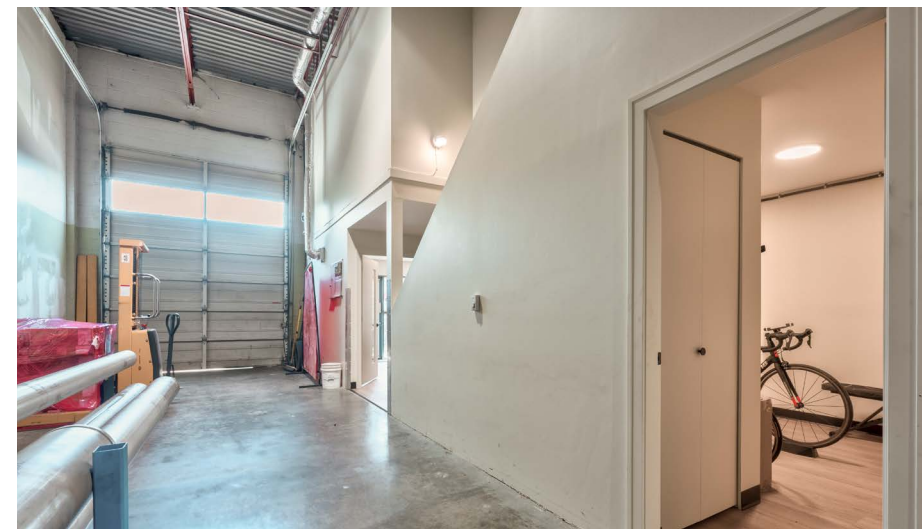
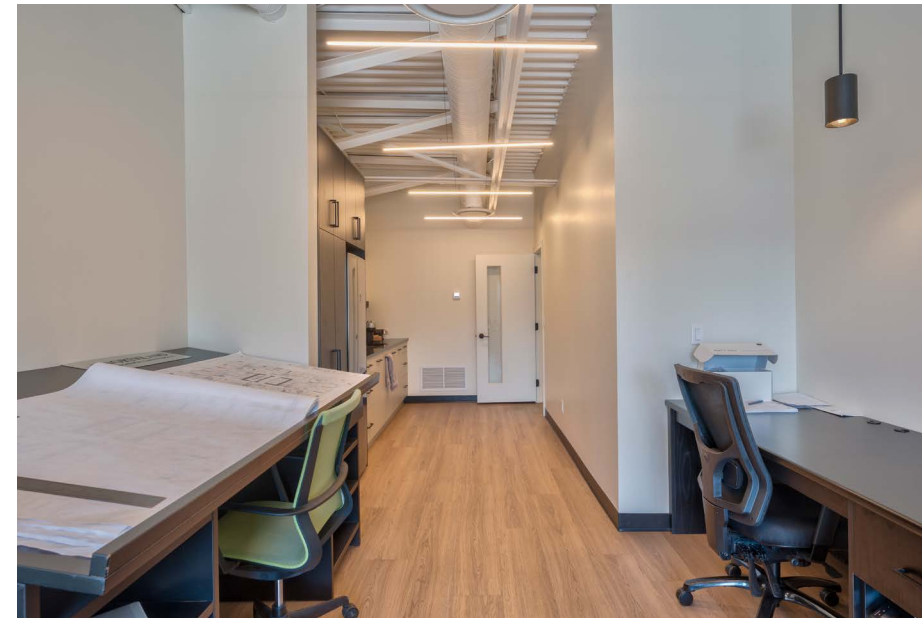
The Opportunity

An opportunity to lease a 2,026 SF warehouse with office space, located just minutes from major transit routes including the Golden Ears Bridge, Lougheed Highway, and the Trans-Canada Highway. The property offers excellent access throughout Metro Vancouver.

This unit provides an efficient layout with a balance of office and warehouse space, designed to accommodate growing businesses.

Civic Address	Unit 106 - 20050 Stewart Crescent, Maple Ridge	
Unit Breakdown*	Ground floor office	381 SF
	Second floor office	381 SF
	Warehouse	1,264 SF
	Total	2,026 SF
Washrooms	One (1) washroom	
Loading	One (1) grade loading door (10' x 14')	
Asking Rate	\$20.50 per SF	
Additional Rent	\$7.80 per SF	
Zoning	M-3 Business Park	
Availability	July 1, 2026	

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



Highlights



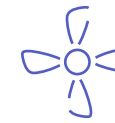
17' clear ceiling height in warehouse



Combination of ground and second floor offices with open-concept layouts for flexible use



Security alarm system in place



Full HVAC on second floor



Brand new LED lighting



Newly renovated kitchen & break area



240-volt welding plug





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