



FOR SUBLEASE

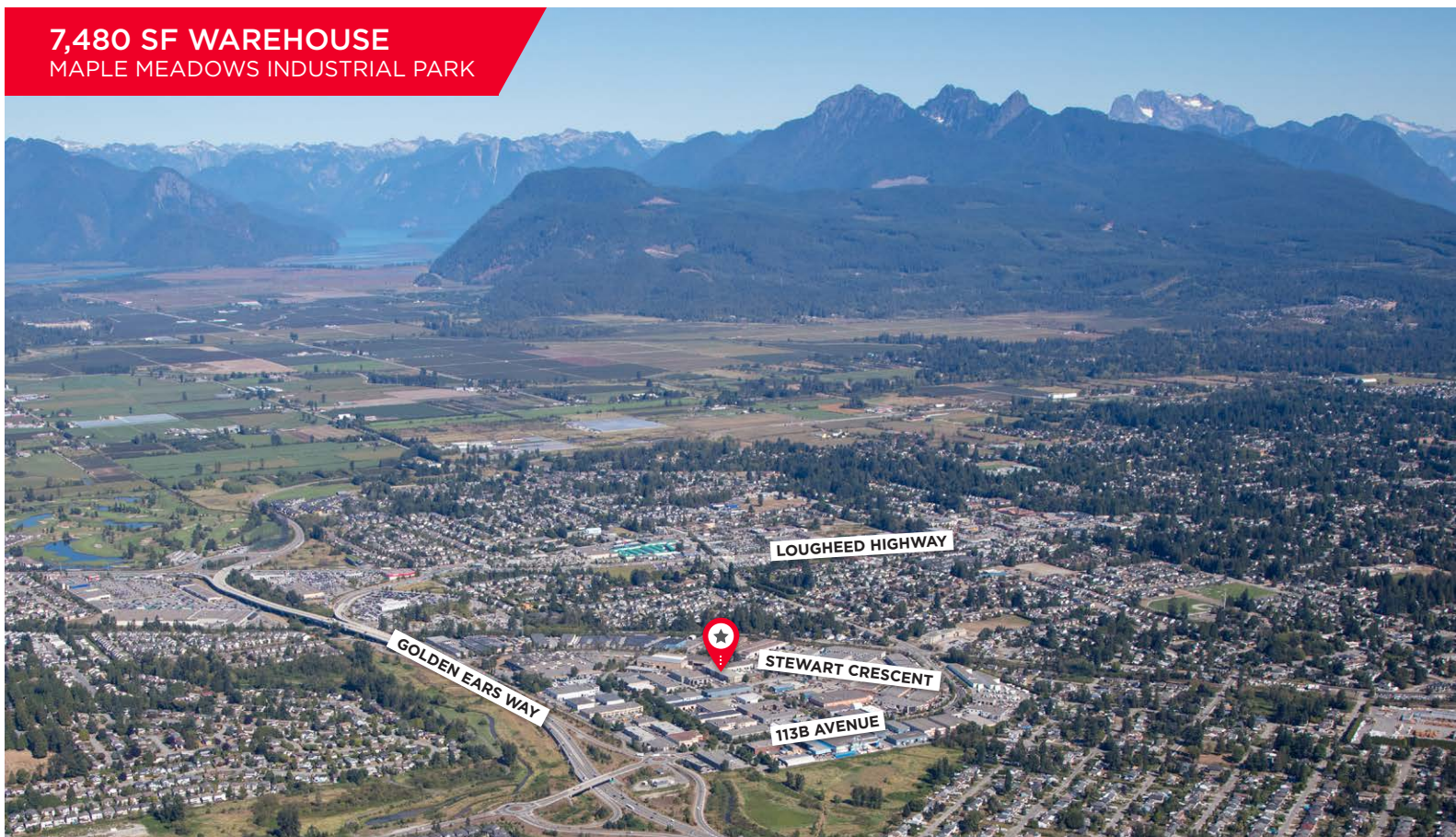
UNITS 1-4

20159 115A AVENUE

MAPLE RIDGE, BC

7,480 SF WAREHOUSE

MAPLE MEADOWS INDUSTRIAL PARK



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UNITS 1-4

20159 115A AVENUE

MAPLE RIDGE, BC

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 at the Dewdney Trunk Road. This industrial park is adjacent to the Golden Ears Bridge which improves access to the Trans Canada highway, the US Border and all municipalities in Greater Vancouver.

CIVIC ADDRESS

20159 115A Avenue, Maple ridge, BC

LEGAL ADDRESS

Portion of the Lot 15, District Lot 280, Group 1
New Westminster District, Plan 86659
PID: 016-469-844

ZONING

M-3 Business Park Industrial

Offering a wide variety of industrial, assembly, manufacturing and distribution uses. (Copy of zoning bylaws available upon request to confirm use).

AVAILABILITY

15 Days' Notice from existing Tenant

UNITS AVAILABLE

1 to 4	7,480 sf
5 to 12	15,570 sf ← LEASED

IMPROVEMENTS

The subject property measures 1.1 acres in size with 140' frontage on 115A Avenue. The developer, MDZ Holdings Ltd, has nearly completed construction of a ±23,050 sf strata warehouse, providing units from 2,685 sf. The anchor tenant, IPS, will occupy the rear eight bays of the building, leaving the front four bays available for lease. Amenities will include:

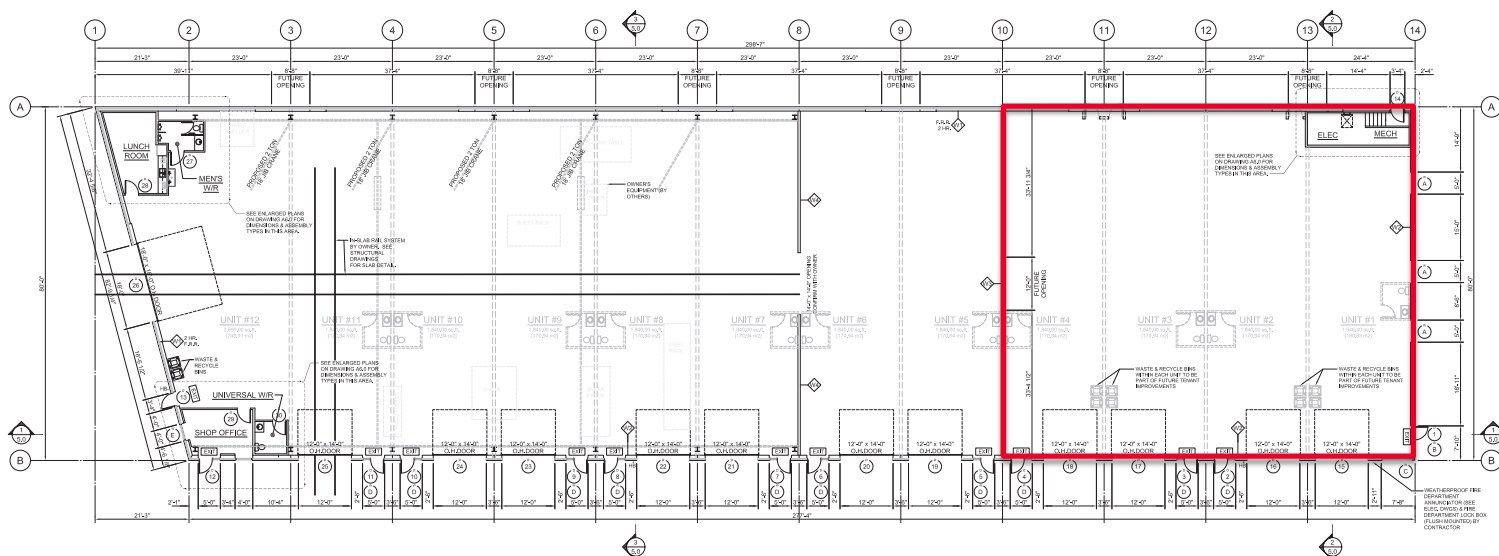
- 4 units combined to total 7,480 sf
- Concrete tilt up design
- Office improvement to suit
- Washroom
- Four (4) 12' x 14' overhead loading doors
- Front office front loading design
- 500 lbs floor loading
- Ample on site parking
- 200 amp 3 phase electrical service available
- ±45% site coverage (built up to site ratio)
- Sodium halide lighting/fully sprinklered
- Radiant tube overhead heating
- Reputable developer (over 100 Industrial buildings constructed)
- Average width 23'; average depth 80'
- 9 Designated Parking Stalls

ASKING LEASE RATE

\$12.75 psf

ESTIMATED OPERATING COSTS

\$3.95 psf



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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