



## FOR LEASE

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# 11476 Kingston Street

Maple Ridge, BC

### PROPERTY HIGHLIGHTS

- CONCRETE TILT-UP CONSTRUCTION
- 20' - 22' CLEAR CEILING HEIGHTS
- TWO 5-TON TRAVELLING CRANES
- WASHROOMS, SHOWER, AND KITCHEN FACILITIES

For more information, 604-510-5555 or [FVCRE.COM](http://FVCRE.COM)

# 11476 Kingston Street

## Maple Ridge, BC

### ZONING

M-3 BUSINESS PARK ZONE ACCOMMODATES A WIDE VARIETY OF LIGHT INDUSTRIAL AND MANUFACTURING USES, AS WELL AS MINI-STORAGE AND COMMERCIAL INDOOR RECREATION.

### LOCATION

The property is located in the heart of Maple Meadows Industrial Park, adjacent to the Golden Ears Bridge Crossing, offering easy access to Highway 1, the South Fraser Perimeter Road and the US Border.

The Lougheed Highway is just minutes away, offering numerous restaurants, coffee shops, banks and other retail amenities. The rapidly growing communities of Maple Ridge and Pitt Meadows offer affordable housing options and a significant labour pool for local businesses.

Downtown Vancouver is just 45 minutes to the west via the Lougheed and TransCanada Highways.

### AVAILABLE AREA

**Total Area Approx. 18,000 sf**

Including:  
Office space 1,468 sf  
Mezzanine 608 sf

### LEASE RATE

\$23.00 / sf per annum

### ADDITIONAL RENT

Estimated at \$5.00 per square foot per annum

### FEATURES

- Concrete tilt-up construction
- 20' – 22' clear ceiling heights
- Two (2) 5-ton travelling cranes
- Three (3) 14' x 16' grade loading doors
- 600 Volt, 400 amp 3-phase electrical service
- T-5 energy-efficient fluorescent lighting
- Radiant tube warehouse heating
- Skylights
- Fully sprinklered
- Ceiling fans
- 500 psf floor load rating
- Potential for exterior yard storage
- Originally built in 1992
- Nicely finished, air-conditioned office area
- Washrooms, shower and kitchen facilities

Sat Swaich\*  
604-832-3225  
sat@primepropertygroup.ca

Ryan Schwartz\*  
604-510-5555  
ryan@fvcre.com



For more info  
visit FVCRE.COM



RE/MAX Commercial Advantage  
500 - 889 West Pender Street  
Vancouver, BC V6C 3B2

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Sat Swaich\*  
604-832-3225  
sat@primepropertygroup.ca

Ryan Schwartz\*  
604-510-5555  
ryan@fvcre.com

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500 - 889 West Pender Street  
Vancouver, BC V6C 3B2

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