

FOR LEASE

11476 Kingston Street

Maple Ridge, BC

PROPERTY HIGHLIGHTS

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

For more information, 604-510-5555 or FVCRE.COM



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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, off ering easy access to Highway 1, the South Fraser Perimeter Road and the US Border.

The Lougheed Highway is just minutes away, off ering numerous restaurants, coffee shops, banks and other retail amenities. The rapidly growing communities of Maple Ridge and Pitt Meadows off er aff ordable 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	Annroy	10	.000 sf
iotal Area	Approx.	IX	.UUU ST

Including:

Office space 1,468 sf Mezzanine 608 sf

LEASE RATE

\$23.00 / sf per anum

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-effi cient fl uorescent lighting
- Radiant tube warehouse heating
- Skylights
- Fully sprinklered
- Ceiling fans
- 500 psf fl oor load rating
- Potential for exterior yard storage
- Originally built in 1992
- Nicely fi nished, air-conditioned offi ce area
- Washrooms, shower and kitchen facilities

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



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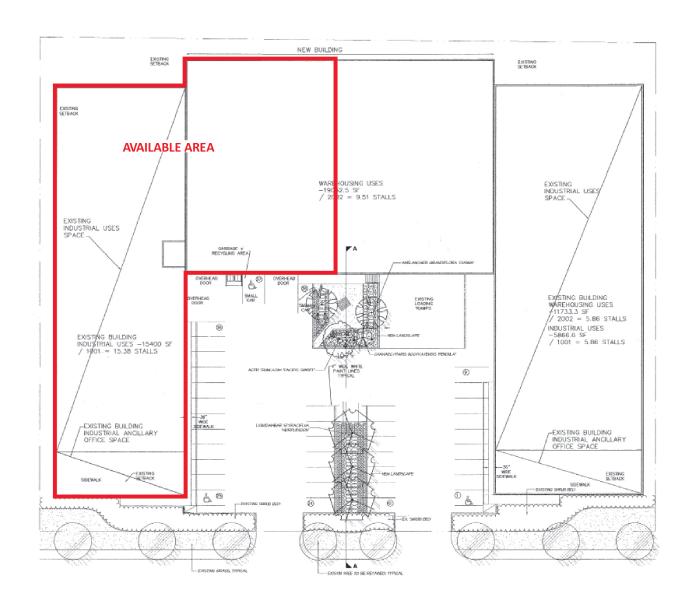


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