



**For Lease**

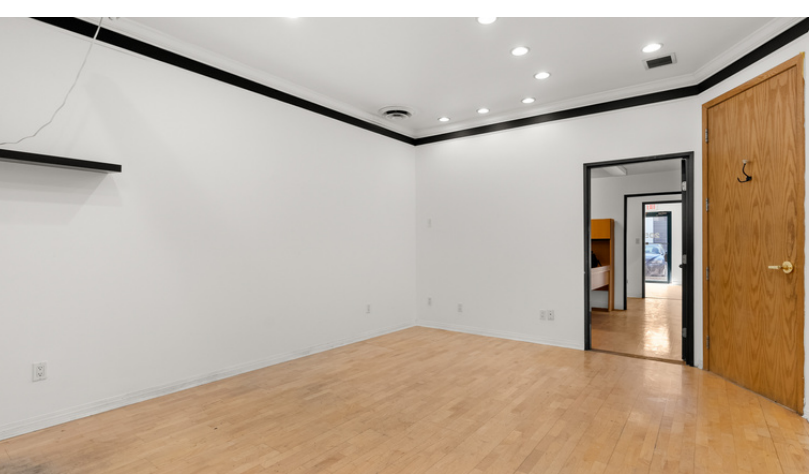
**205 - 20050 Stewart Road, Maple Ridge**

In the sought after Golden Ears Industrial Business Sector



HERE IS AN OPPORTUNITY TO LEASE A UNIQUELY DEVELOPED BUILDING IN THE HEART OF THE MOST SOUGHT AFTER INDUSTRIAL AREA IN THE VALLEY. PERFECTLY SITUATED ON ALL MAJOR ROUTES. THIS BUILDING HAS OVER 50 FEET OF WIDTH TO ALLOW FOR ULTIMATE EFFICIENCY FOR ALL INDUSTRIAL USES WITH 2 14' GRADE LEVEL BAY DOORS.





All set up for a luxury Auto Detail / Classic Car Restoration / Autobody Shop featuring High End Paint Booths imported from Italy, installed with all infrastructure in place. (separate rental for the equipment to be negotiated)

This is the preferred tenant that will utilize the existing installed equipment worth well over \$300,000 plus cost of set up and install.

- 2 14' Bay Doors – grade level
- Ceiling Height – 18' to rafters
- 3 Phase Power
- Brand New Installed Roof HVAC system

**ZONING: M-3 – BUSINESS  
PARK INDUSTRIAL**

#### UNIT BREAKDOWN:

- Over 3149 sq. ft.
- 13'5 x 19 Meeting Room
- 11'8 x 10'5 Office
- 11'8 x 11'7 Reception Area
- PLUS 1900 sqft of Warehouse space

**BASIC LEASE RATE:**  
\$21.50 psf

**ADDITIONAL RENT:**  
\$6.55 PSF (Estimate)

**AVAILABILITY:**  
Vacant and Ready for Possession

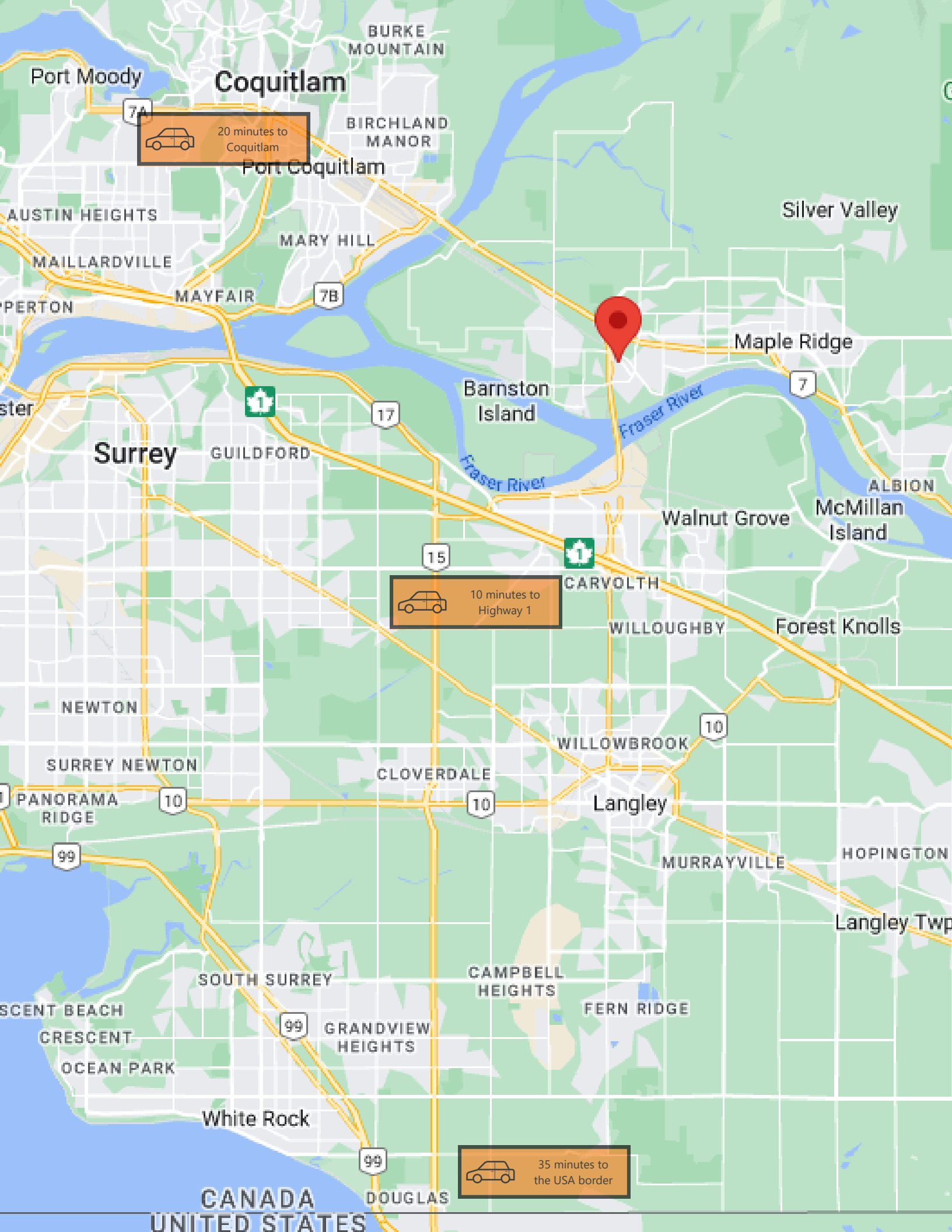
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# Coquitlam

20 minutes to Coquitlam

10 minutes to Highway 1

35 minutes to the USA border

CANADA  
UNITED STATES