

For Lease

19100 Airport Way

Pitt Meadows, BC

Opportunity to lease 4,553 sf up to 43,830 sf of warehouse space in Phase 1 of Golden Ears Business Park.



**GOLDEN EARS
BUSINESS
PARK**

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GOLDEN EARS BUSINESS PARK

Executive summary

ADDRESS

19100 Airport Way, Pitt Meadows

ASKING LEASE RATES

Contact listing agents

ADDITIONAL RENT

\$4.63 psf (2026)

*Does not include management fees

YEAR BUILT

2013/2014

CEILING HEIGHT

26' - 32' clear

CONSTRUCTION

- Tier-1 distribution facilities
- Concrete tilt-up construction
- 120' loading court
- Extensive glazing and landscaping

FLOOR LOAD CAPACITY

500 lbs psf

SPRINKLER SYSTEM

ESFR sprinkler system

LIGHTING

T5HO fluorescent lighting

ZONING

I-3 (Light Industrial Business Park)

Location

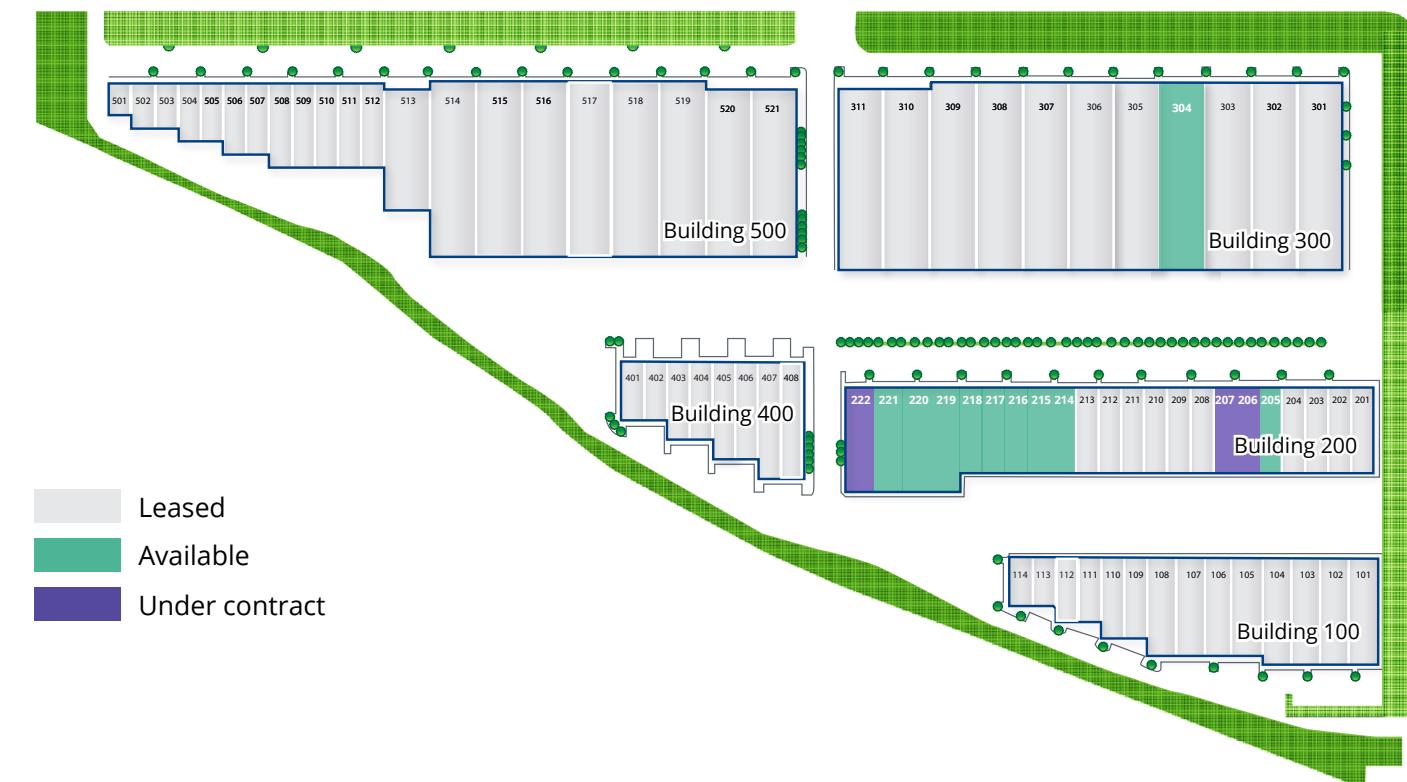
Golden Ears Business Park is situated at the intersection of Harris Road and Airport Way in Pitt Meadows. Nestled between the fastest-growing municipalities in Metro Vancouver, this master-planned, large-scale business park offers convenient access to rail, air, port and border distribution points via the nearby Golden Ears Bridge, Lougheed Highway, Trans-Canada Highway, and the South Fraser Perimeter Road.

Property highlights

- Quality construction, attractive landscaping, and prominent signage opportunities
- Efficient layouts with ample parking
- Situated immediately north of the Fraser River and next to the 10 km Pitt River Regional Trail System
- Superior transportation access in an unmatched setting



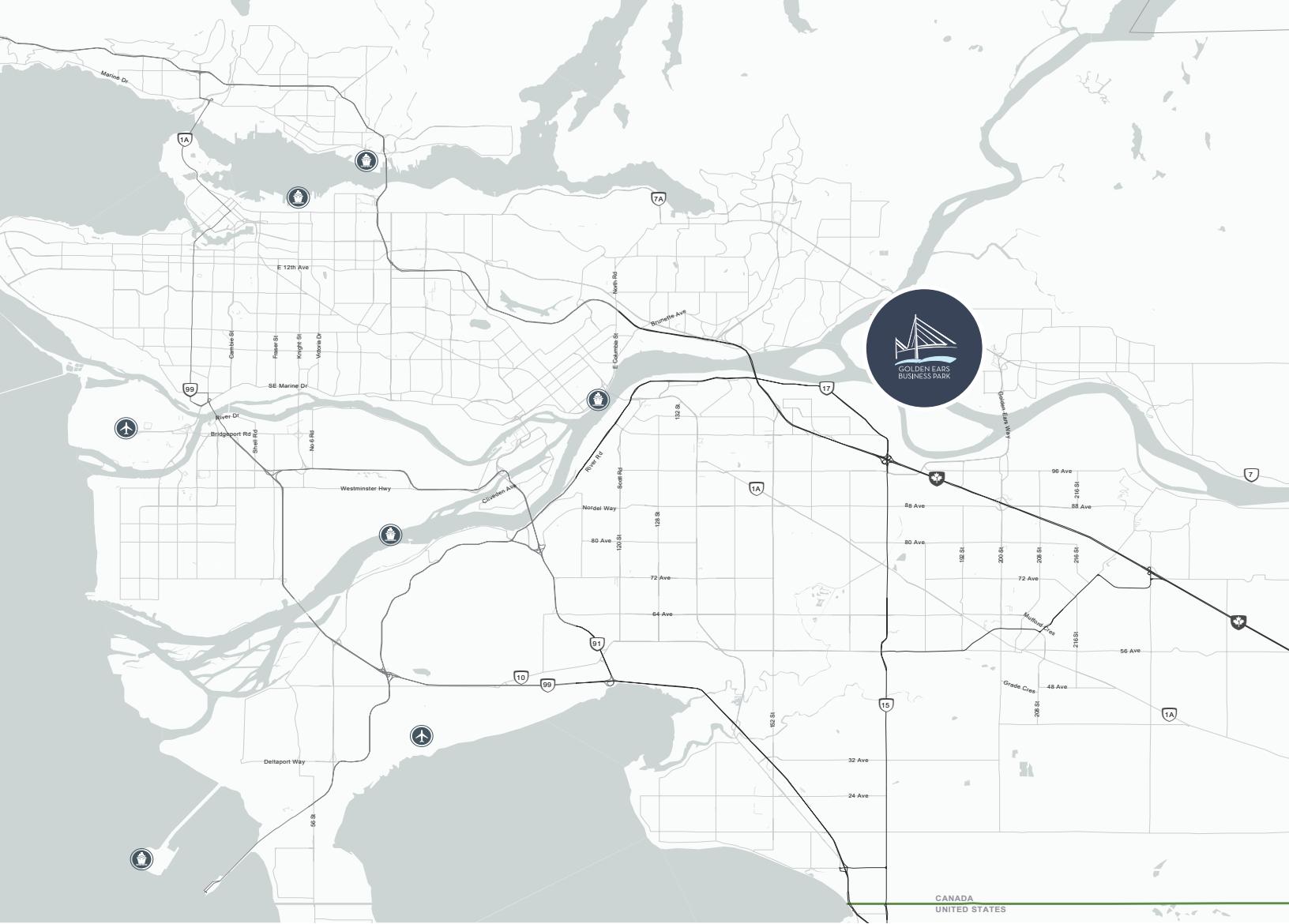
Site plan



Current availability

Unit	Warehouse	Office	Total	Loading	Availability	Pricing
205	4,553 sf	-	4,553 sf	One (1) dock One (1) grade	Immediately	\$18.00 psf
206 - 207	9,153 sf	-	9,153 sf	Two (2) dock Two (2) grade	Under contract	
214 - 221	Warehouse opportunities from 7,080 sf - 43,830 sf			One (1) dock One (1) grade per bay	Immediately	\$17.00 psf - \$18.00 psf*
222	7,080 sf	-	7,080 sf	One (1) dock One (1) grade	Under contract	
304	19,670 sf	498 sf	20,168 sf	Three (3) dock One (1) grade	30 days notice	\$18.50 psf

*Pricing depends on whether the units are leased as one combined space or as separate demised units.



Contact for more information

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