

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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**AVISON
YOUNG**



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



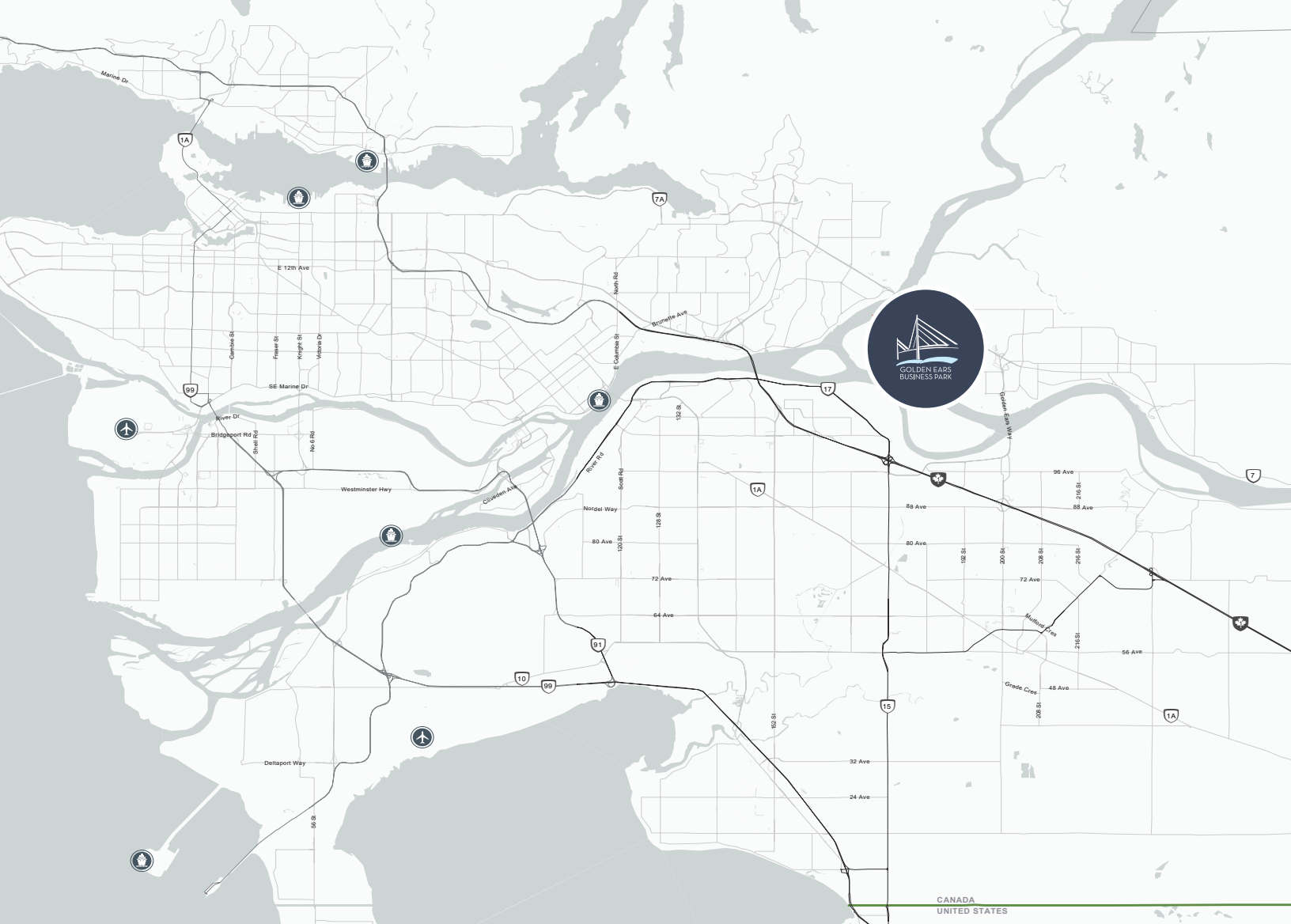
Site plan



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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