

207-209

**19265** Airport Way  
Pitt Meadows

**FOR LEASE**

**59,155 SF WAREHOUSE  
AND OFFICE SPACE**

MARKETED BY



DEVELOPED BY



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\*Personal Real Estate Corporation

# The Opportunity

Opportunity to lease 59,155 SF of high quality ground floor warehouse and office space in Golden Ears Business Park. Constructed in 2022 by industry-leading developer Onni; the building features an efficient design, top tier loading and floor load capacity within the professionally managed complex.

**LEASE RATE**  
\$18.95 PSF

**ESTIMATED OPERATING COSTS\***  
\$4.99 PSF  
\*Does not include management fee

**BUILDING AREA**  
59,155 SF

**ZONING**  
I-3 Light Industrial Business Park

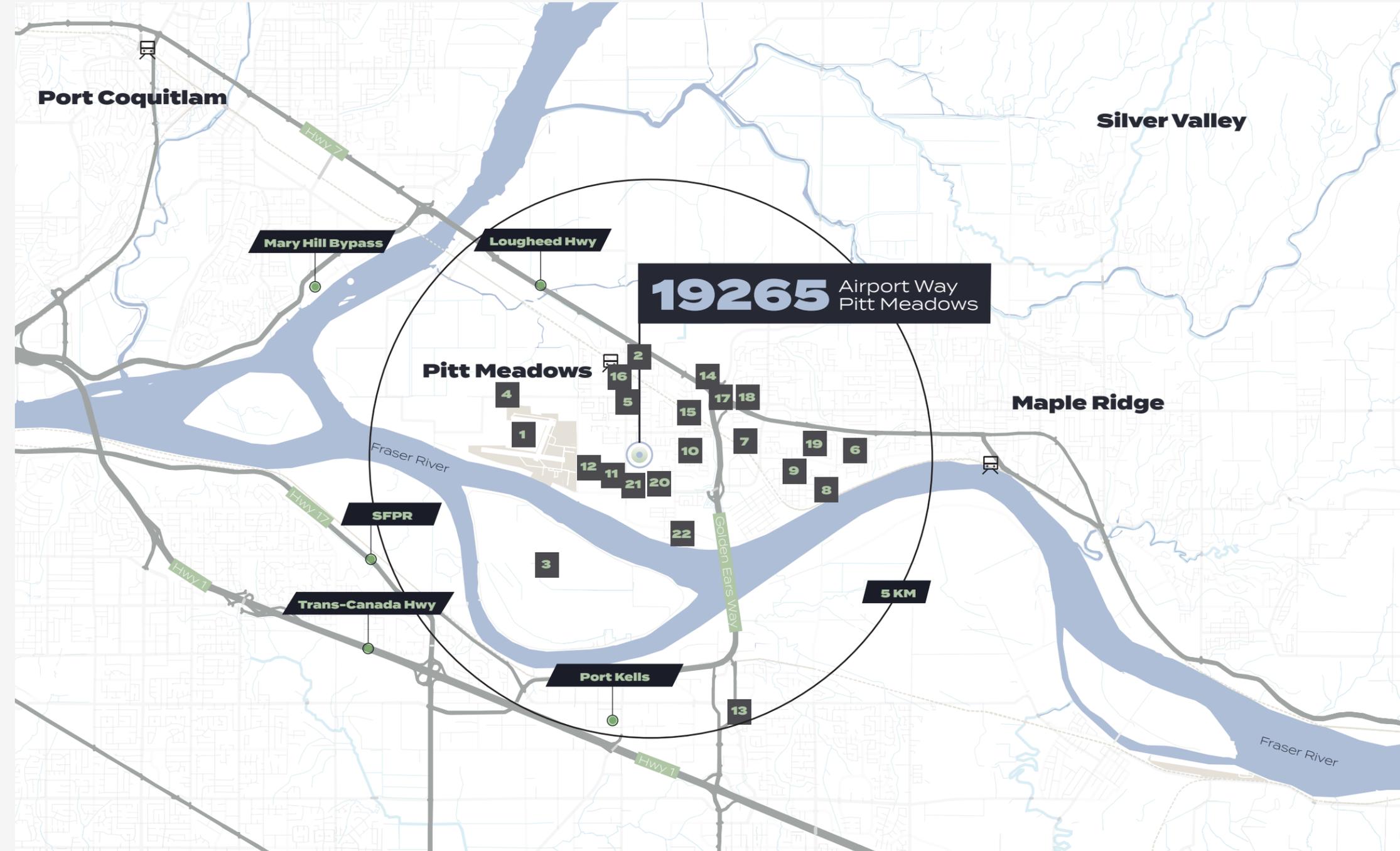


## 207-209 - 19265 AIRPORT WAY, PITT MEADOWS

	<b>Clear Height</b>	32' clear
	<b>Loading</b>	Nine (9) dock doors Three (3) grade doors
	<b>Lighting</b>	LED
	<b>Power</b>	3-phase 100 amps at 600 volts per unit
	<b>Sprinklers</b>	ESFR
	<b>Heaters</b>	Gas Fired
	<b>Levelers</b>	40,000 lb hydraulic levelers on dock doors
	<b>Floor Load</b>	700 lbs/SF capacity
	<b>Construction</b>	Concrete Tilt up
	<b>Office Space</b>	Professionally finished office

# Location Overview

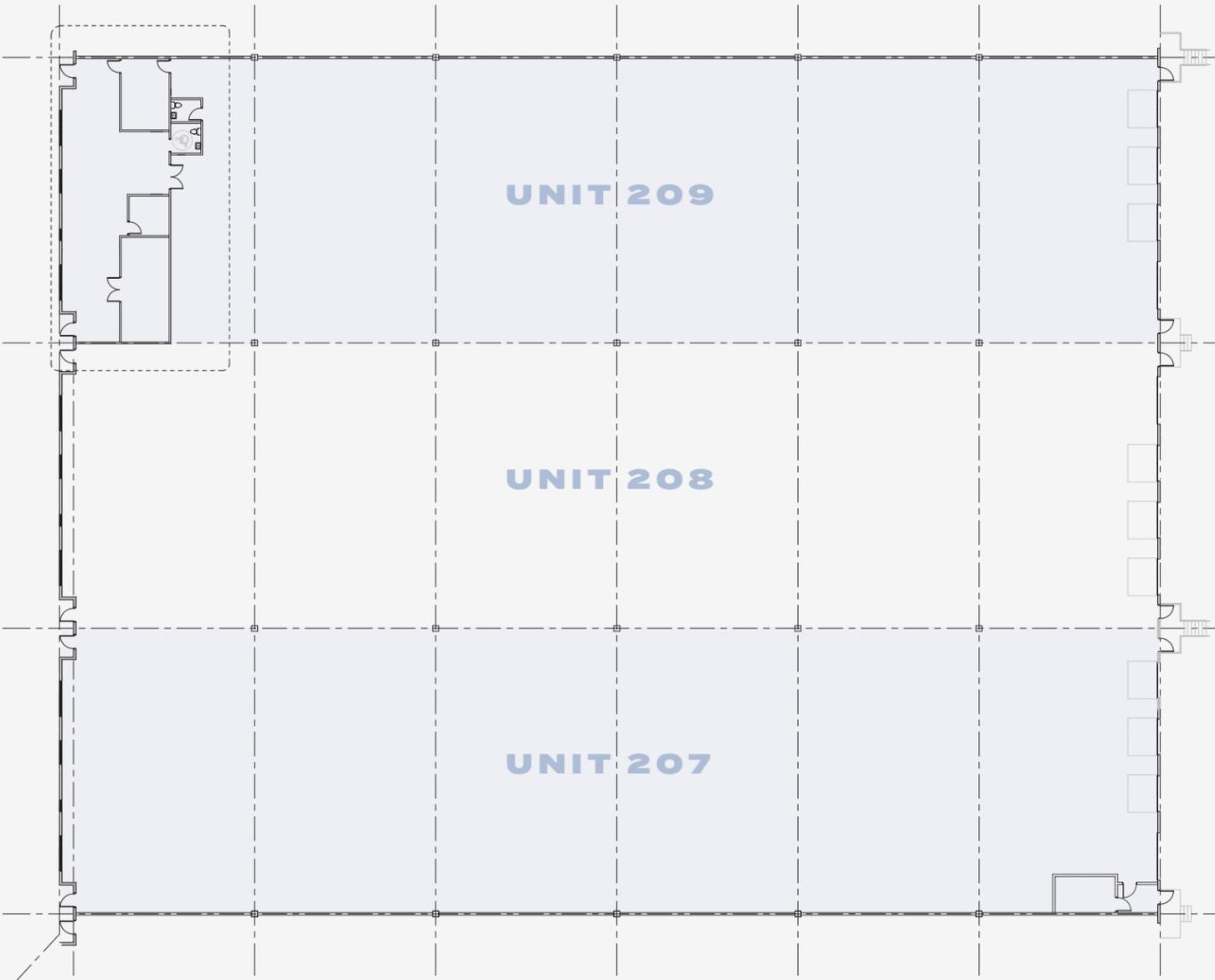
The property is well located within minutes of the Trans-Canada Highway, Lougheed Highway and South Perimeter Road and an abundance of amenities in the area. The central location, convenient highway access and proximity to other industrial nodes makes Golden Ears Business Park an ideal home for distribution companies and industrial users servicing Greater Vancouver.



- 1 Pitt Meadows Regional Airport
- 2 Harris Road Park
- 3 Barnston Island
- 4 Canadian Aviation College
- 5 Pitt Meadows Family Recreation Centre
- 6 Ridge Meadows Hospital
- 7 Triple Tree Nurseryland
- 8 Maple Ridge Golf Course
- 9 Hammond Stadium
- 10 Pitt Meadows Arena Complex
- 11 PartSource Commercial Hub
- 12 Golden Ears Business Park
- 13 Cineplex Cinemas Langley
- 14 Meadow Gardens Golf Club
- 15 Joe Fresh
- 16 7-Eleven
- 17 Staples
- 18 Tim Hortons
- 19 RONA Maple Ridge
- 20 Go Grill Pitt Meadows
- 21 C Market Coffee
- 22 Stomping Grounds Cafe & Bistro

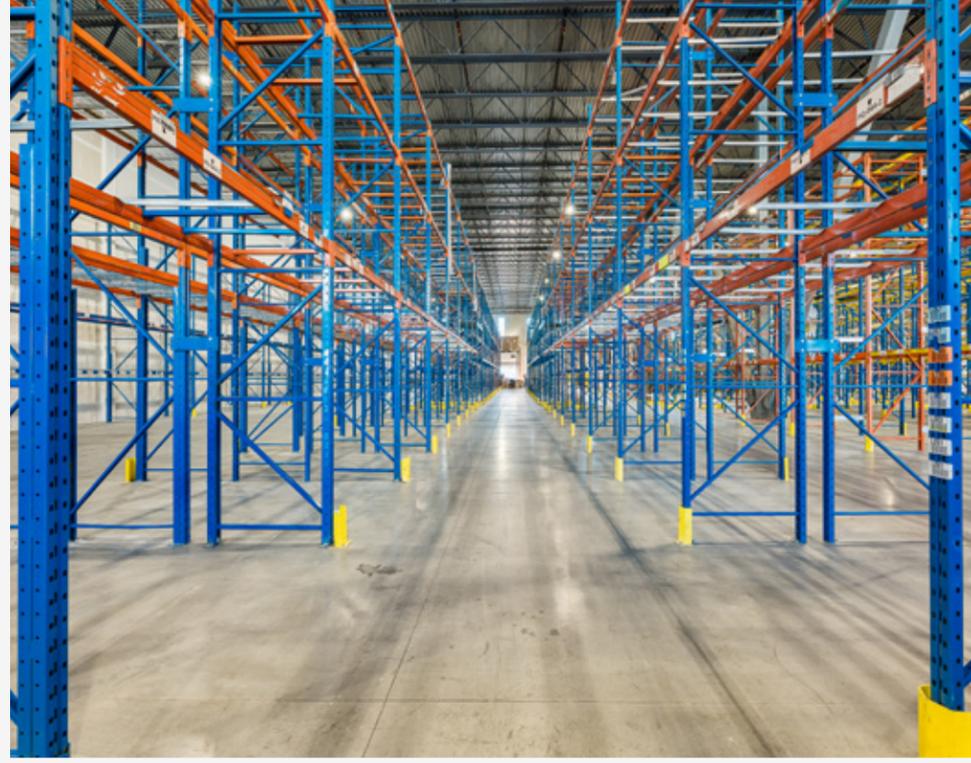


**FLOOR PLAN**  
19265 Airport Way, Pitt Meadows



<b>TOTAL AREA</b> 59,155 SF
<b>WAREHOUSE AREA</b> 57,145 SF
<b>BUILT OUT OFFICE</b> 2,010 SF

\*Possibility to demise 39,615 SF







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