

207-209

19265

Airport Way
Pitt Meadows

MARKETED BY



DEVELOPED BY



FOR LEASE

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



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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**
\$18.00 PSF
- ESTIMATED OPERATING COSTS***
\$4.99 PSF
*Does not include management fee
- LEASE TERM**
Short and long lease terms available
- BUILDING AREA**
59,155 SF
- ZONING**
I-3 Light Industrial Business Park

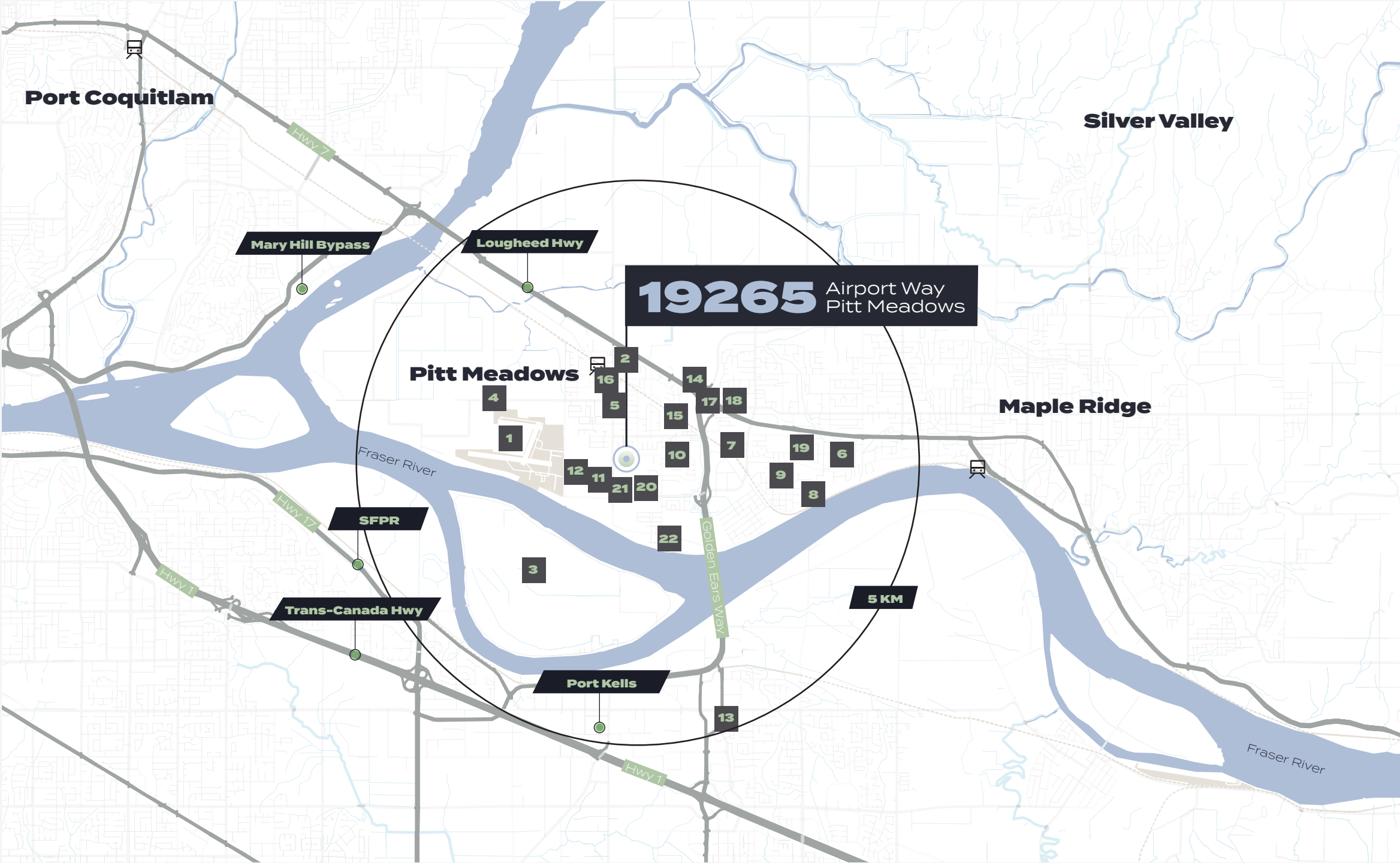


207-209 - 19265 AIRPORT WAY, PITT MEADOWS

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

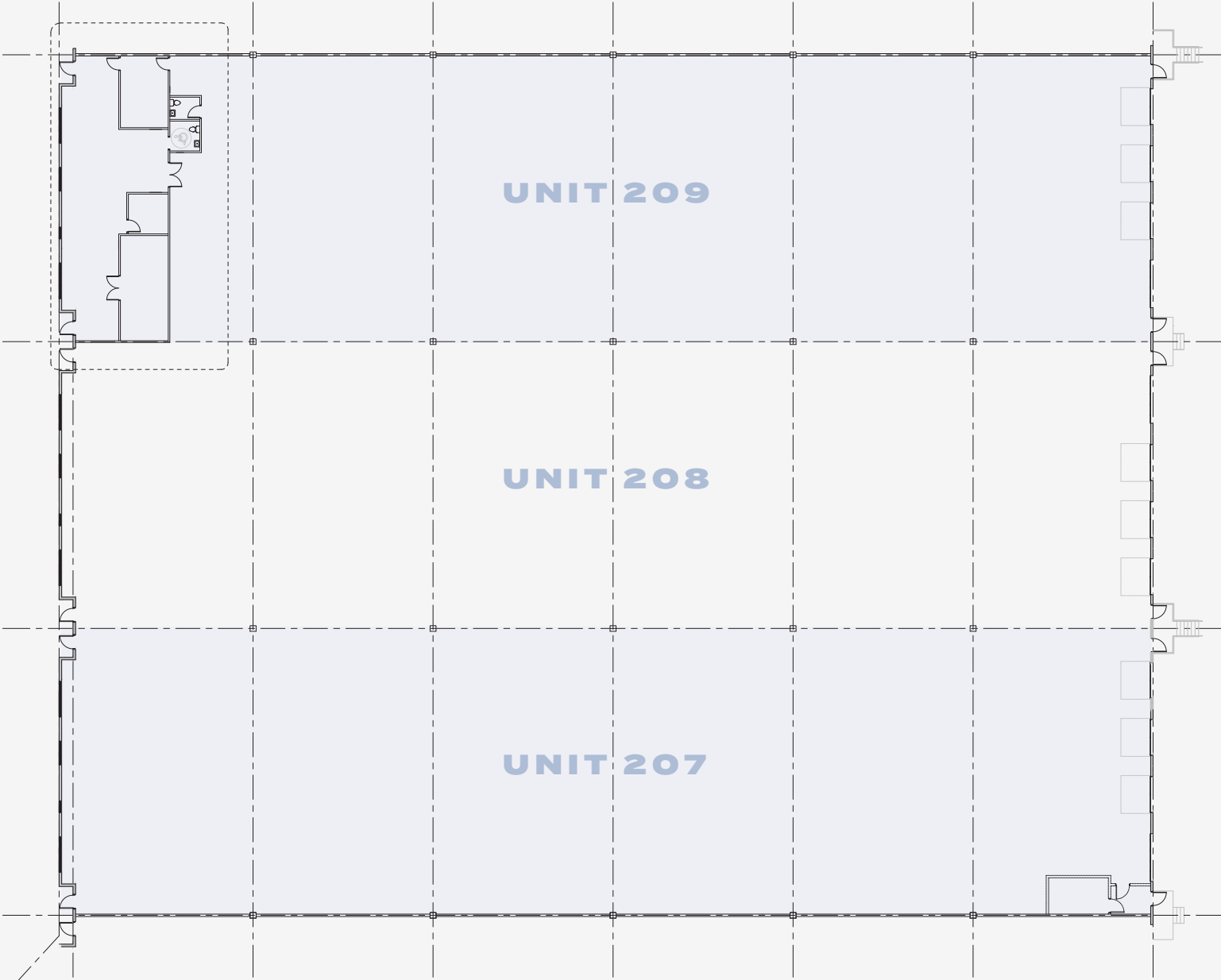


- | | |
|----|---------------------------------------|
| 1 | Pitt Meadows Regional Airport |
| 2 | Harris Road Park |
| 3 | Barnston Island |
| 4 | Canadian Aviation College |
| 5 | Pitt Meadows Family Recreation Centre |
| 6 | Ridge Meadows Hospital |
| 7 | Triple Tree Nurseryland |
| 8 | Maple Ridge 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 |

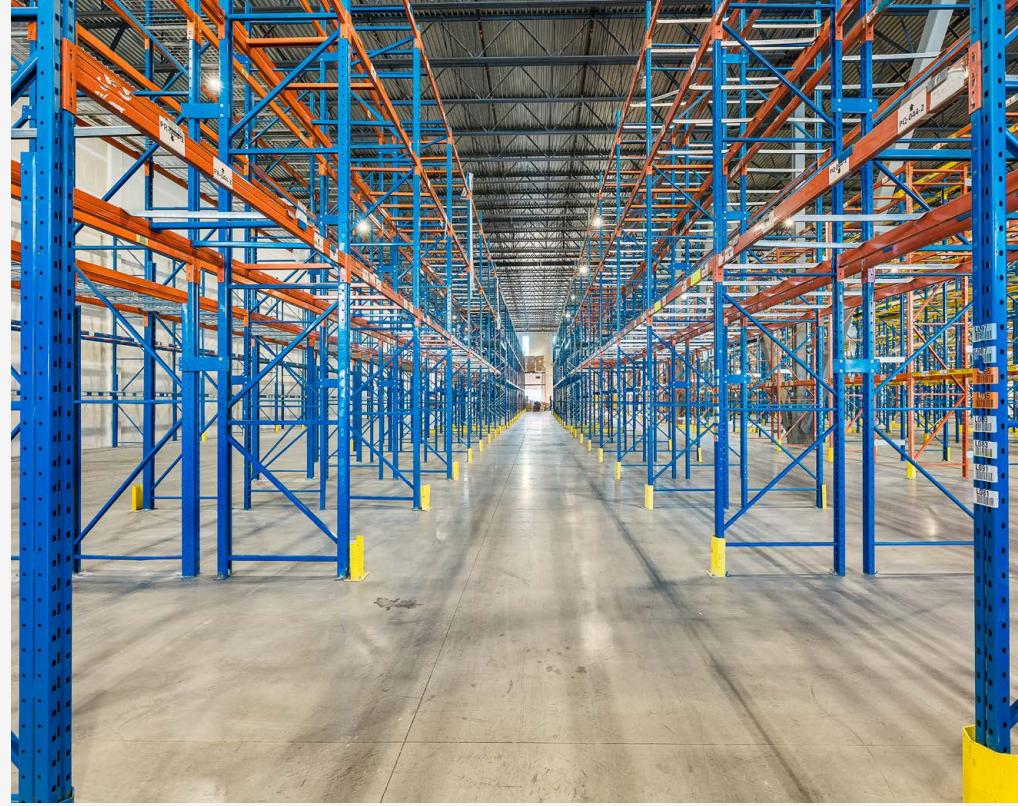


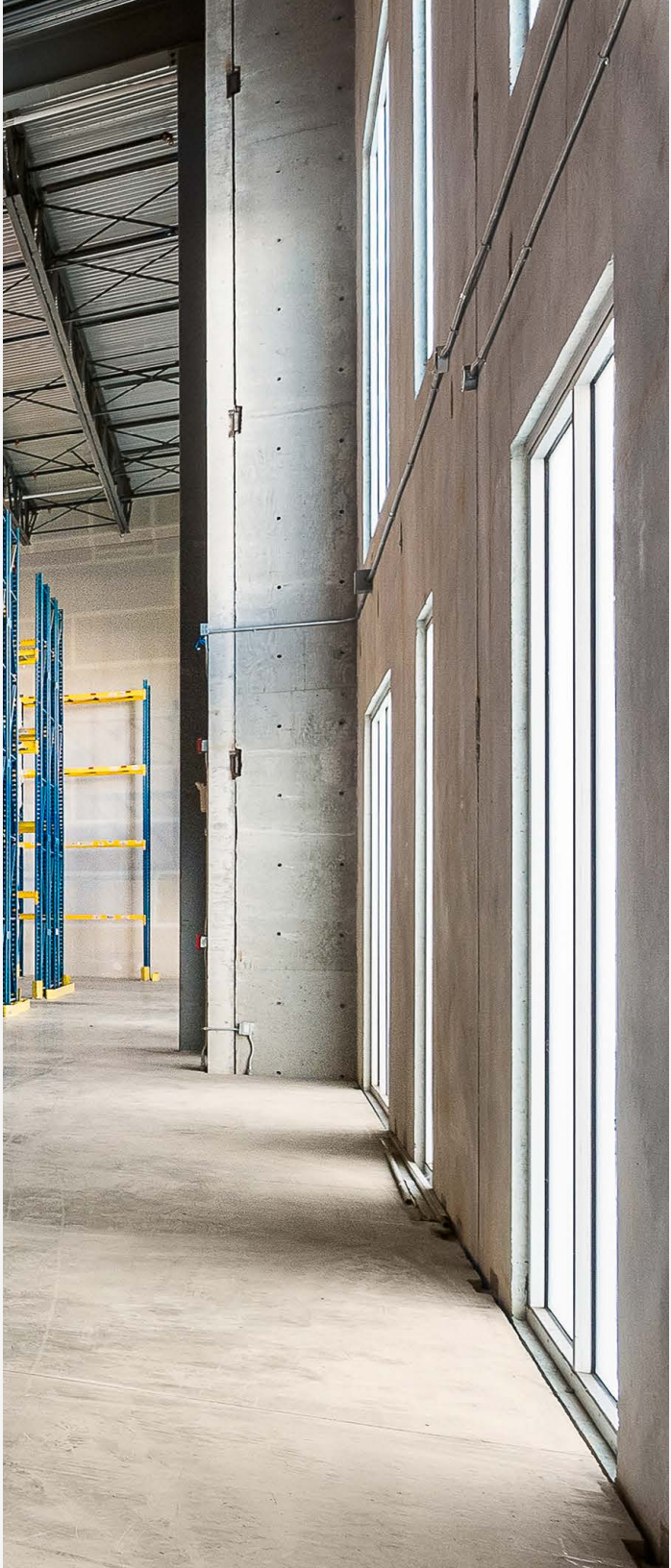
FLOOR PLAN
19265 Airport Way, Pitt Meadows

TOTAL AREA 59,155 SF
WAREHOUSE AREA 57,145 SF
BUILT OUT OFFICE 2,010 SF



*Possibility to demise 39,615 SF







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