

UNIT 209

19265 Airport Way
Pitt Meadows

FOR LEASE

**19,718 SF OF WAREHOUSE &
OFFICE SPACE**

MARKETED BY



DEVELOPED BY



BRUNO FIORVENTO*

Executive Vice President

+1 604 998 6006

bruno.fiorvento@jll.com

MIKE THOMPSON*

Executive Vice President

+1 604 809 5836

mike.thompson@jll.com

KEEGAN MATHESON

Sales Associate

+1 778 991 9406

keegan.matheson@jll.com

*Personal Real Estate Corporation

The Opportunity

Opportunity to lease 19,718 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

LEASABLE AREA
19,718 SF

ZONING
I-3 Light Industrial Business Park



UNIT 209 - 19265 AIRPORT WAY, PITT MEADOWS



Clear Height 32' clear



Loading Three (3) dock and one (1) grade



Lighting LED



Power 3-phase
100 amps at 600 volts



Sprinklers ESFR



Heaters Gas Fired



Levelers 40,000 lb hydraulic levelers
on dock doors



Floor Load 700 lbs/SF capacity



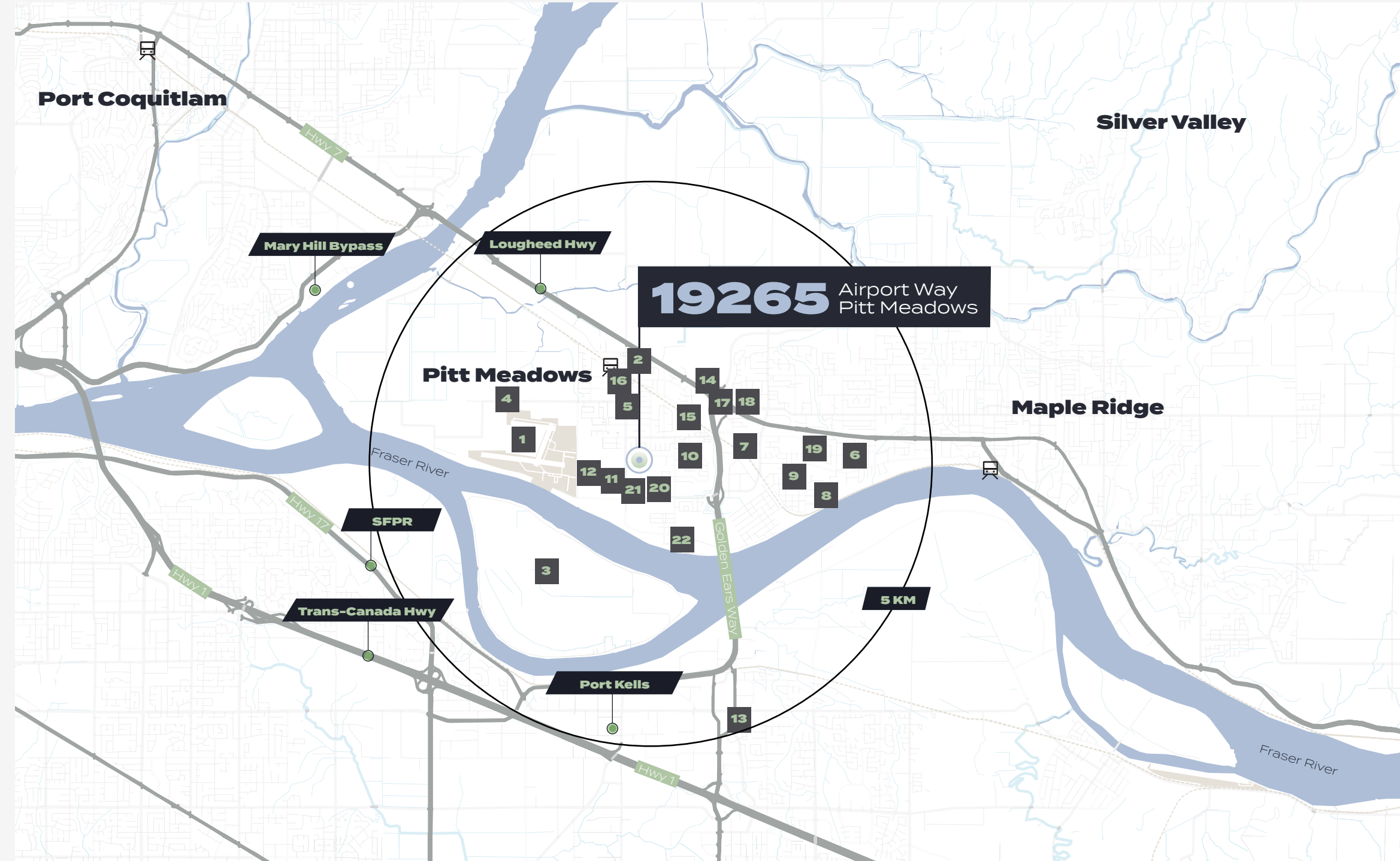
Construction Concrete Tilt up



Office Space 2,010 SF of 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



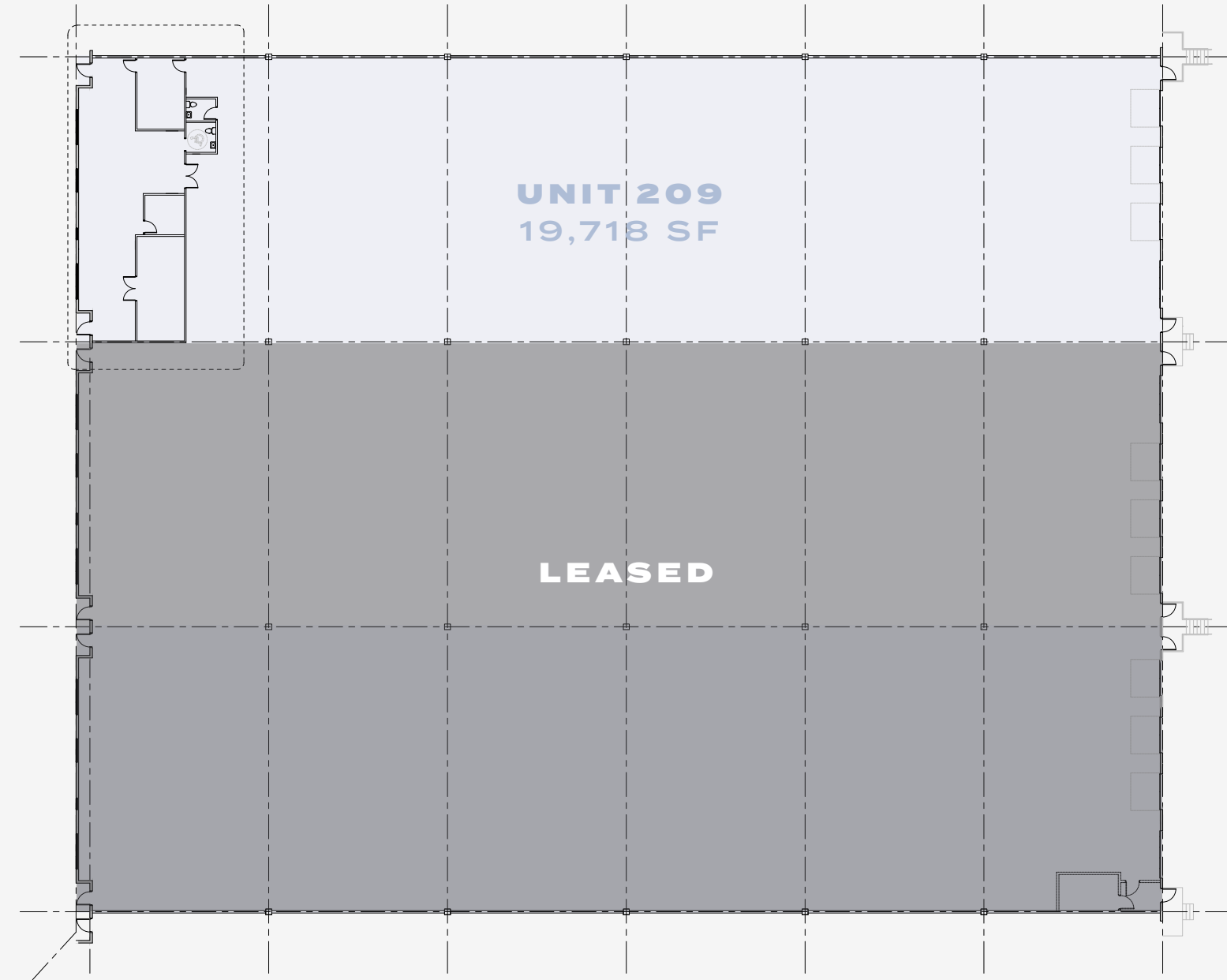
FLOOR PLAN

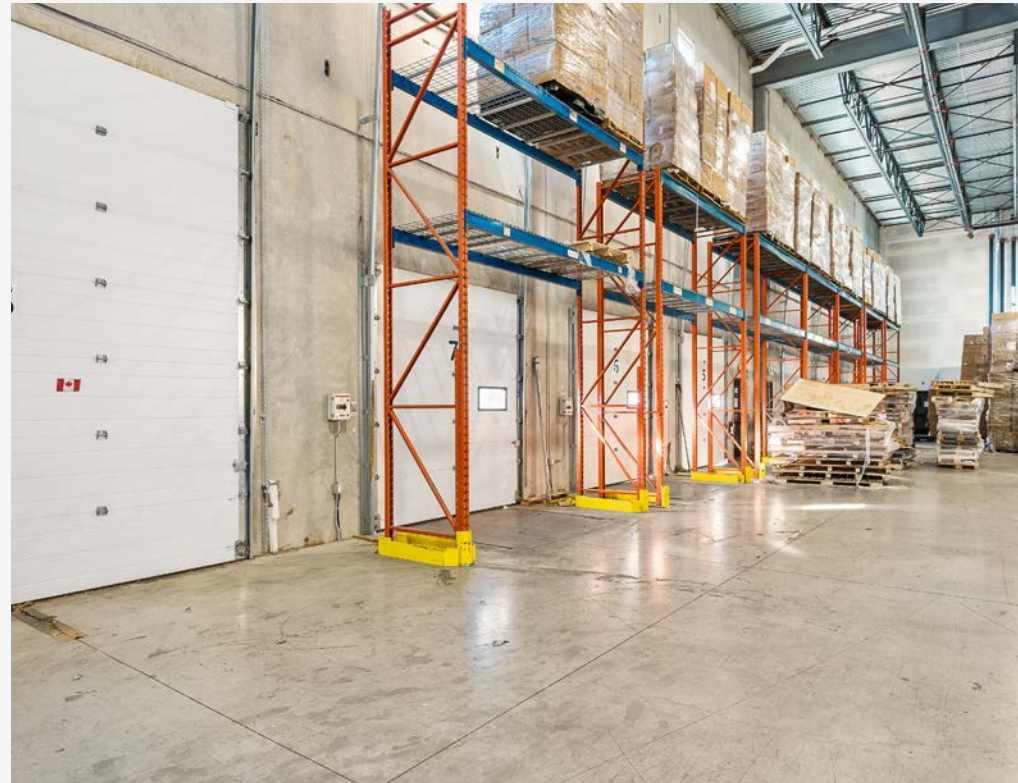
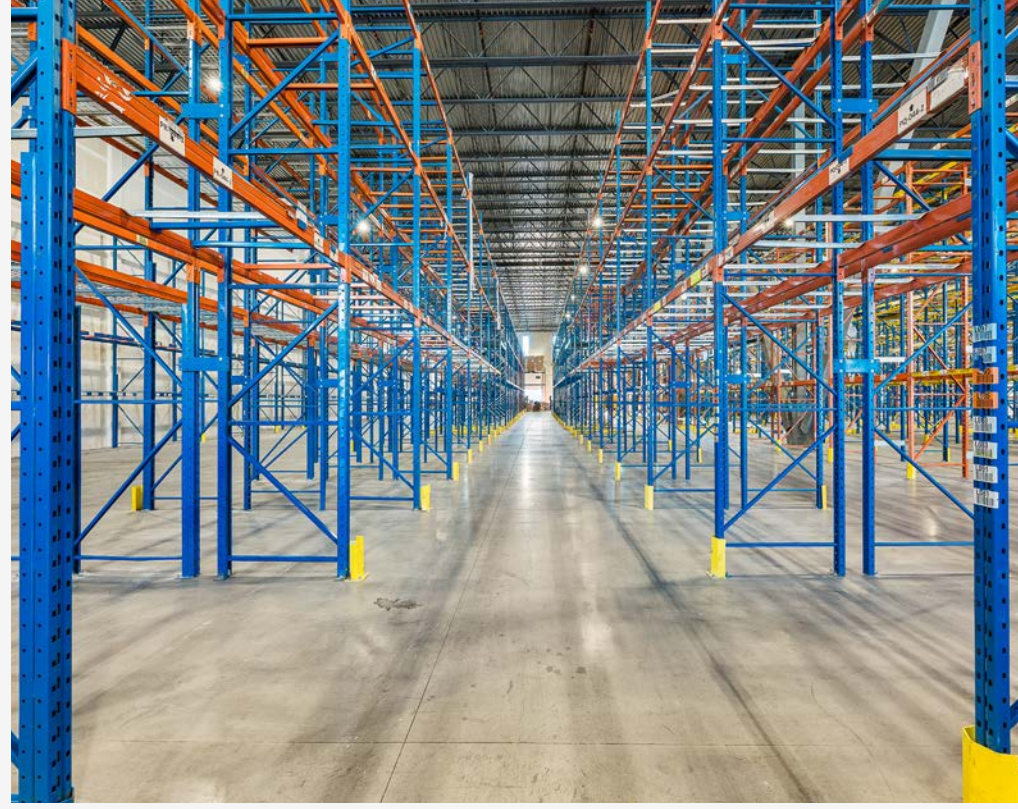
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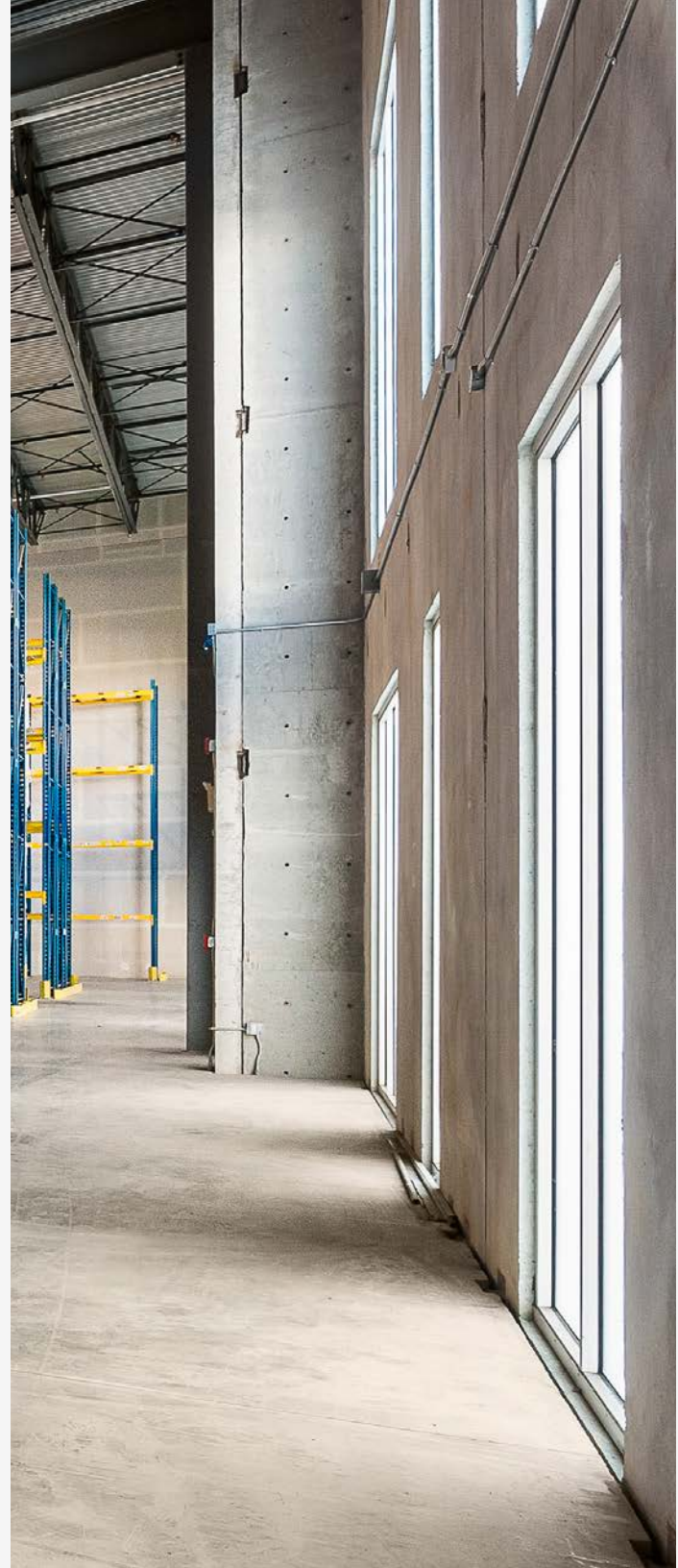
TOTAL AVAILABLE AREA
19,718 SF

WAREHOUSE AREA
17,708 SF

BUILT OUT OFFICE
2,010 SF









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