



Units 207 - 209, 19265 Airport Way, Pitt Meadows

Up to 50,000 SF Warehouse/Office Space in Golden Ears Business Park **for Sublease**

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Property Overview


Opportunity to lease up to 50,000 SF with dock & grade loading in a professionally managed complex in Pitt Meadows.

Golden Ears Bridge is less than five minutes from the subject property and offers convenient access to Highways 1, 7 and 15, connecting all areas of the Lower Mainland and the region’s largest ports.


Zoning	I-3 Light Industrial Business Park
Features	<ul style="list-style-type: none">32’ clear ceiling heightNine (9) dock loading doorsThree (3) grade loading doorsESFR sprinklersExtensive truck maneuvering area
Asking Sublease Rate	Contact listing agents
Additional Rent (est. 2024)	\$3.19/SF (excludes management fee)
Availability	60 to 90 days notice
Sublease Term	Until November 30, 2032




Close proximity to major highways




35 minutes to Vancouver International Airport




Well maintained, professionally managed complex



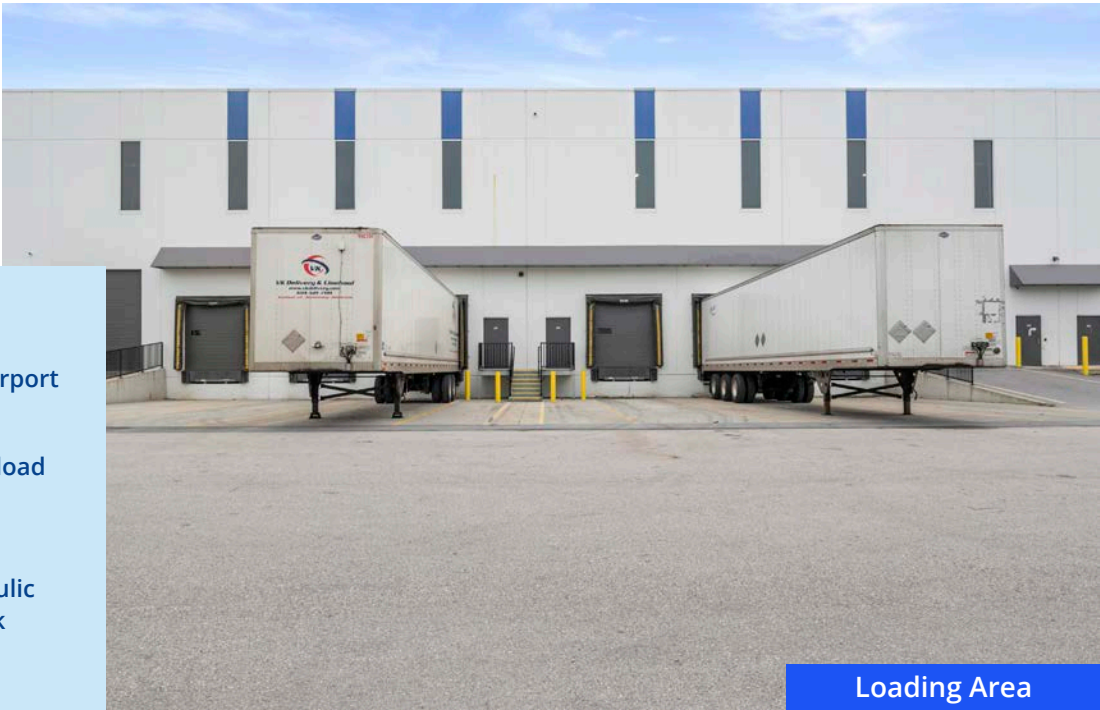
500lbs/SF floor load capacity



LED lighting

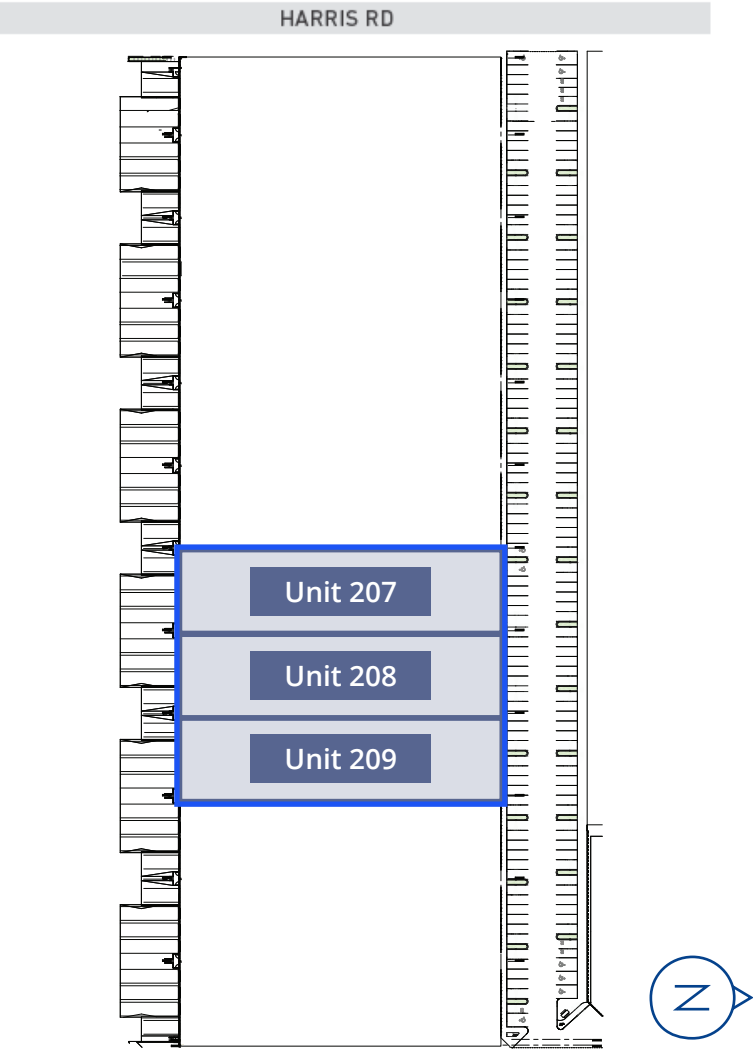


40,000 lb hydraulic levelers on dock doors



Units 207, 208 & 209

Building Area*	Office	Up to 2,000 SF
	Warehouse	From 40,000 SF
	TOTAL	Up to 50,000 SF





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