



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.

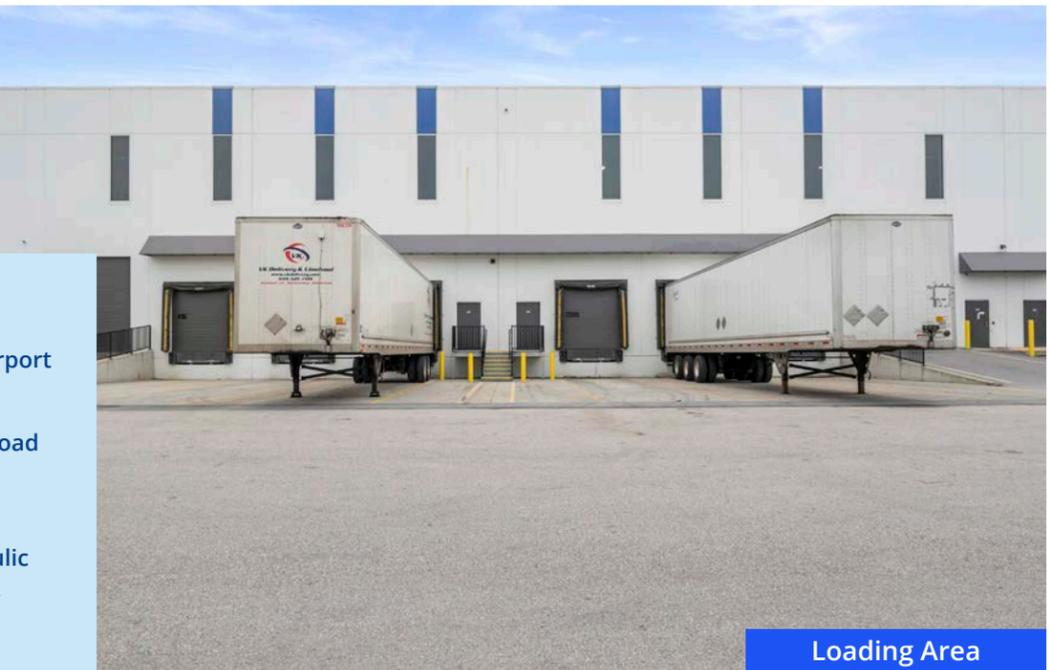
Golden Ears Bridge is less than five minutes from the subject property and offers convenient access to Highways 1, 7 and 15, connecting all areas of the Lower Mainland and the region's largest ports.

Zoning	I-3 Light Industrial Business Park
Features	<ul style="list-style-type: none"> • 32' clear ceiling height • Nine (9) dock loading doors • Three (3) grade loading doors • ESFR sprinklers • Extensive 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



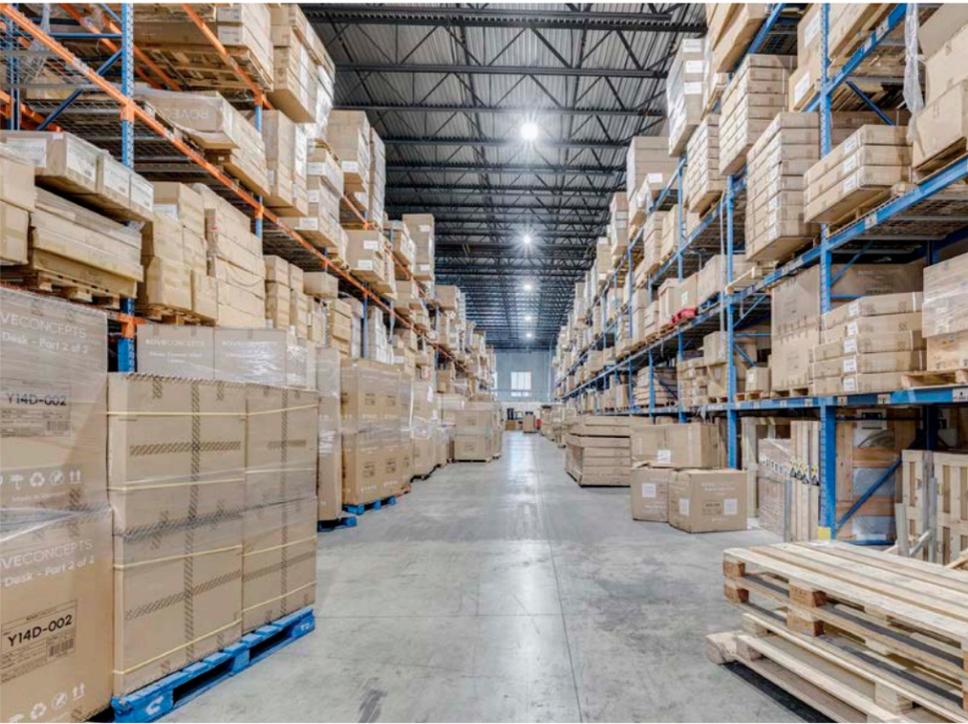
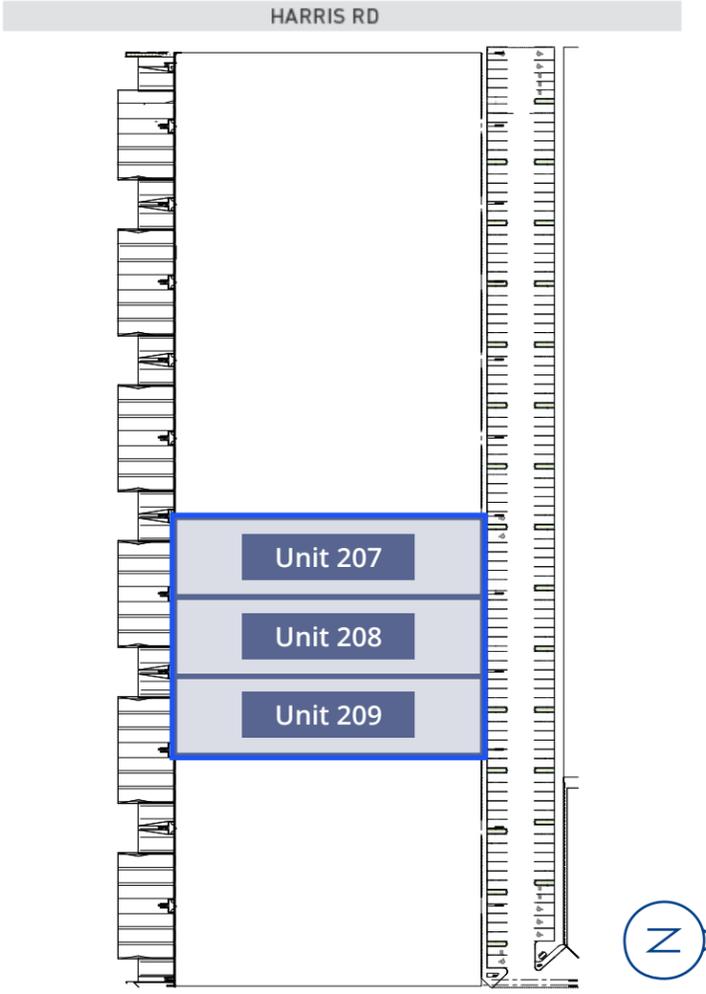
Property Entrance



Loading Area

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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