

FOR SUBLICENSE | INDUSTRIAL
#901-905 - 19055 AIRPORT WAY
PITT MEADOWS, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

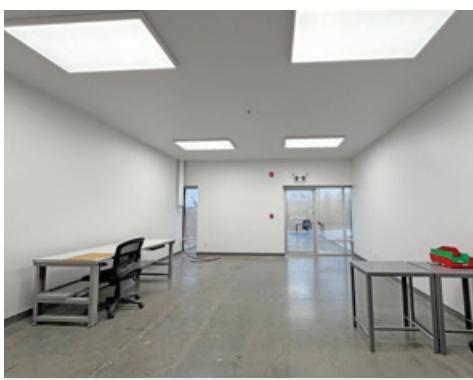


- ▶ **17,630 SF Warehouse with Minimal Office Build-Out**
- ▶ **5 Dock and 5 Grade Loading Doors**
- ▶ **Short-Term Opportunity**

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Available Area

Warehouse	16,530 SF
Office	1,100 SF
Total	17,630 SF

Zoning

I3 (Light Industrial Business Park)

Basic Lease Rate

\$17.00 PSF

Taxes & Operating Costs

\$4.24 PSF (2026 estimate)

Availability

Immediate

Sublease Expiry

March 30, 2027

Short term opportunity with longer term options available.

Location

Ideally located at the intersection of Harris Road and Airport Way, the subject property is situated within the Golden Ears Business Park. The park offers excellent regional accessibility, with direct connections to key transportation routes including the Golden Ears Bridge, Lougheed Highway, and Highway 1.

Features

- ▶ 32' clear ceiling height
- ▶ 5 dock level loading doors
- ▶ 5 grade level loading doors
- ▶ Dock levellers
- ▶ Ample truck maneuvering area
- ▶ 3-phase electrical
- ▶ Forced-air gas warehouse heating
- ▶ Kitchenette
- ▶ 2 washrooms

