

FOR SUBLEASE | INDUSTRIAL
#501 & 502 - 19100 AIRPORT WAY
PITT MEADOWS, BC



- ▶ **4,221 SF Office/Warehouse Space**
- ▶ **Grade Loading**
- ▶ **Golden Ears Business Park**

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Location

The property is located within Golden Ears Business Park, just north of the Fraser River at Harris Road and Airport Way in Pitt Meadows. This modern, large-scale business hub is strategically positioned in one of Metro Vancouver’s most dynamic distribution corridors, surrounded by rapidly growing industrial and commercial development. Its prime location offers convenient access to major transportation routes such as the Golden Ears Bridge, Lougheed Highway, Trans Canada Highway, and South Fraser Perimeter Road, providing excellent regional and cross-border connectivity.

Features

- ▶ Concrete tilt-up construction
- ▶ Extensive glazing and landscaping
- ▶ 120’ loading court
- ▶ Two (2) grade loading doors
- ▶ 26’ clear ceiling height
- ▶ 500 lbs PSF floor load capacity
- ▶ ESFR sprinklers
- ▶ T5HO fluorescent lighting
- ▶ Prominent signage opportunity
- ▶ Efficient layout
- ▶ Ample parking
- ▶ Next to the Pitt River Regional Greenway trail

Zoning

I-3 (Light Industrial Business Park)

Available Area

Warehouse	1,750 SF
Office	2,471 SF
Total	4,221 SF

Year Built

2013/2014

Basic Lease Rate

\$23.00 PSF

Taxes & Operating Costs

\$7.65 PSF (2025 estimate) plus management fee on basic rent

Lease Expiry

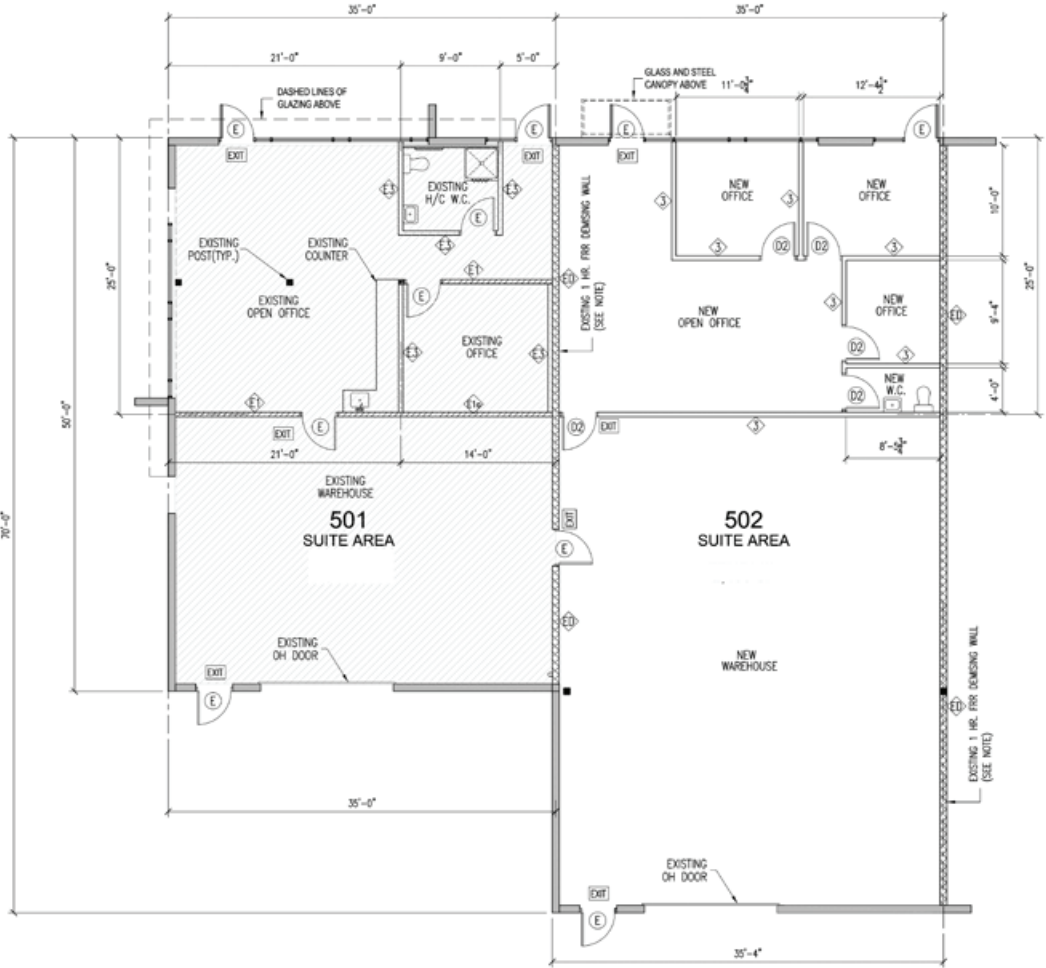
June 30, 2027

Availability

Contact agents



Proposed Ground Floor Plan





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