

FOR LEASE

Premium small-bay and large-bay warehouse space

19100 & 19055 Airport Way, Pitt Meadows



**GOLDEN EARS
BUSINESS
PARK**



Ben Lutes,
Executive Vice President
604 646 8382
ben.lutes@avisonyoung.com

Ryan Kerr*,
Principal
604 647 5094
ryan.kerr@avisonyoung.com
*Ryan Kerr Personal Real Estate Corporation

Bryn Cartwright,
Associate Vice President
604 647 5093
bryn.cartwright@avisonyoung.com

onni
group

**AVISON
YOUNG**

OPPORTUNITY

To lease premium small-bay and large-bay warehouse space within Phase 1 and Phase 2 of Onni’s state-of-the-art Golden Ears Business Park.

Designed for operational efficiency, each building offers a highly functional layout with both dock and grade loading across unit configurations, all professionally managed for a seamless tenant experience. Benefit from superior transportation access in an unmatched Golden Ears setting.



Quality construction, attractive landscaping, and prominent signage opportunities



Situated immediately north of the Fraser River and next to the 10 km Pitt River Regional Trail System



Efficient layouts with ample parking



Superior transportation access in an unmatched setting



Phase 2
19055 Airport Way, Pitt Meadows



Phase 1
19100 Airport Way, Pitt Meadows

DETAILS

ADDRESSES

Phase 1 – 19100 Airport Way, Pitt Meadows
Phase 2 – 19055 Airport Way, Pitt Meadows

ADDITIONAL RENT*:

Phase 1 –\$4.63 psf (2026)
Phase 2 – \$4.09 psf (2026)

**Does not include management fees*

YEAR BUILT

2013/2014

CEILING HEIGHT

26’ - 32’ clear

CONSTRUCTION

- Tier-1 distribution facilities
- Energy efficient concrete tilt-up construction
- 120’ loading court
- Extensive glazing and landscaping

LOADING

- Dock and grade loading
- 40,000 lb hydraulic levellers on some dock doors
- Electrical conduits available for truck lights
- Truck loading areas paved with heavy-duty asphalt
- Dock bumpers
- Concrete apron

FLOOR LOAD CAPACITY

500 lbs psf and reinforced concrete slab

SPRINKLER SYSTEM

ESFR sprinkler system

LIGHTING

T5HO fluorescent lighting

ZONING

I-3 (Light Industrial Business Park)

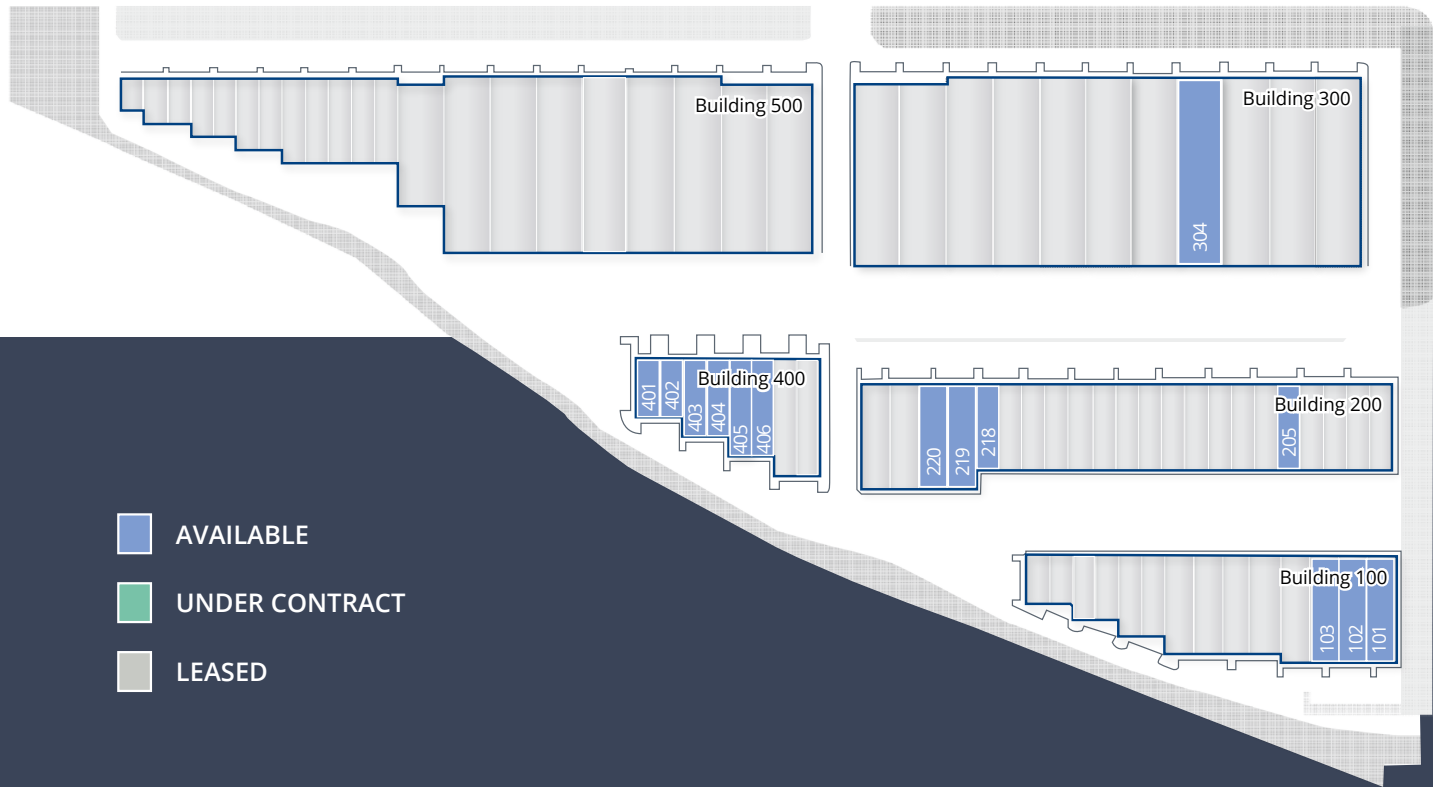
Phase 1 - 19100 Airport Way, Pitt Meadows

1



Unit	Warehouse	Office	Total	Loading	Availability	Pricing
101-103	20,712 sf	544 sf	21,256 sf	Three (3) dock Three (3) grade	March 1, 2027	\$18.50 psf
205	4,553 sf	-	4,553 sf	One (1) dock One (1) grade	Immediately	\$18.00 psf
218 - 220	Opportunities from 4,600 sf - 18,620 sf			One (1) dock One (1) grade per bay	Immediately	\$17.00 psf - \$18.00 psf*
304	19,670 sf	498 sf	20,168 sf	Three (3) dock One (1) grade	Immediately	\$18.50 psf
401-406	22,559 sf	2,600 sf	25,159 sf	Six (6) dock Six (6) grade	September 1, 2026	\$18.50 psf

*Pricing depends on whether the units are leased as one combined space or as separate demised units.

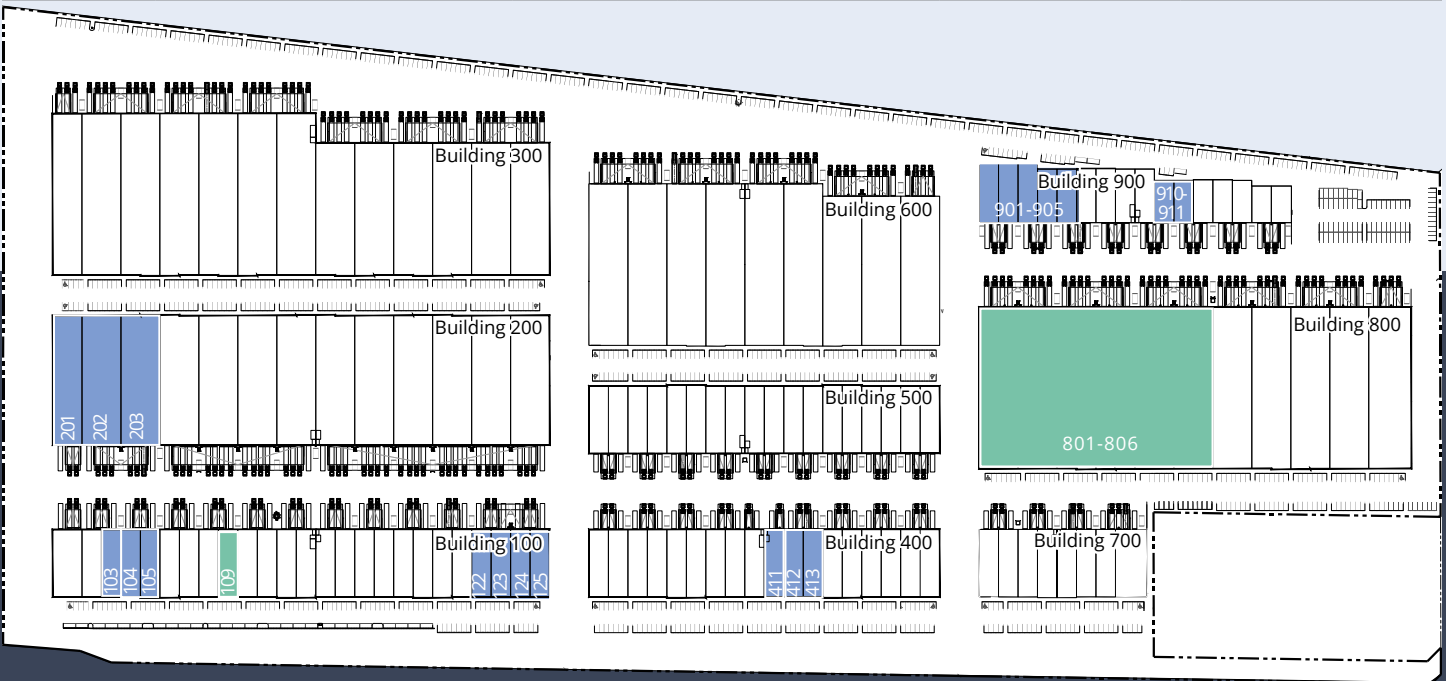


Phase 2 - 19055 Airport Way, Pitt Meadows

2



Unit	Warehouse	Office	Total	Loading	Availability	Promotional rates
103	4,178 sf	-	4,178 sf	One (1) dock One (1) grade	October 1, 2026	\$18.50 psf
104-105	7,798 sf	550 sf	8,348 sf	Two (2) dock Two (2) grade	October 1, 2026	\$18.95 psf
109	4,178 sf	-	4,178 sf	One (1) dock One (1) grade	Under contract	
122-125	14,028 sf	2,659 sf	16,687 sf	Four (4) dock Four (4) grade	March 1, 2027	\$18.50 psf
201-203	41,785 sf	4,090 sf	45,875 sf	Eight (8) dock Three (3) grade	December 1, 2026	\$18.50 psf
411	4,176 sf	150 sf	4,326 sf	One (1) dock One (1) grade	Immediately	\$18.50 psf
412-413	8,398 sf	810 sf	9,208 sf	Two (2) dock Two (2) grade	Immediately	\$17.95 psf
801-806	99,691 sf	19,615 sf	119,306 sf	Eighteen (18) dock Five (5) grade	Under contract	
901-905	17,018 sf	463 sf	17,481 sf	Five (5) dock Five (5) grade	60-90 days	\$20.95 psf
910-911	5,242 sf	-	5,242 sf	Two (2) dock Two (2) grade	Immediately	\$20.95 psf

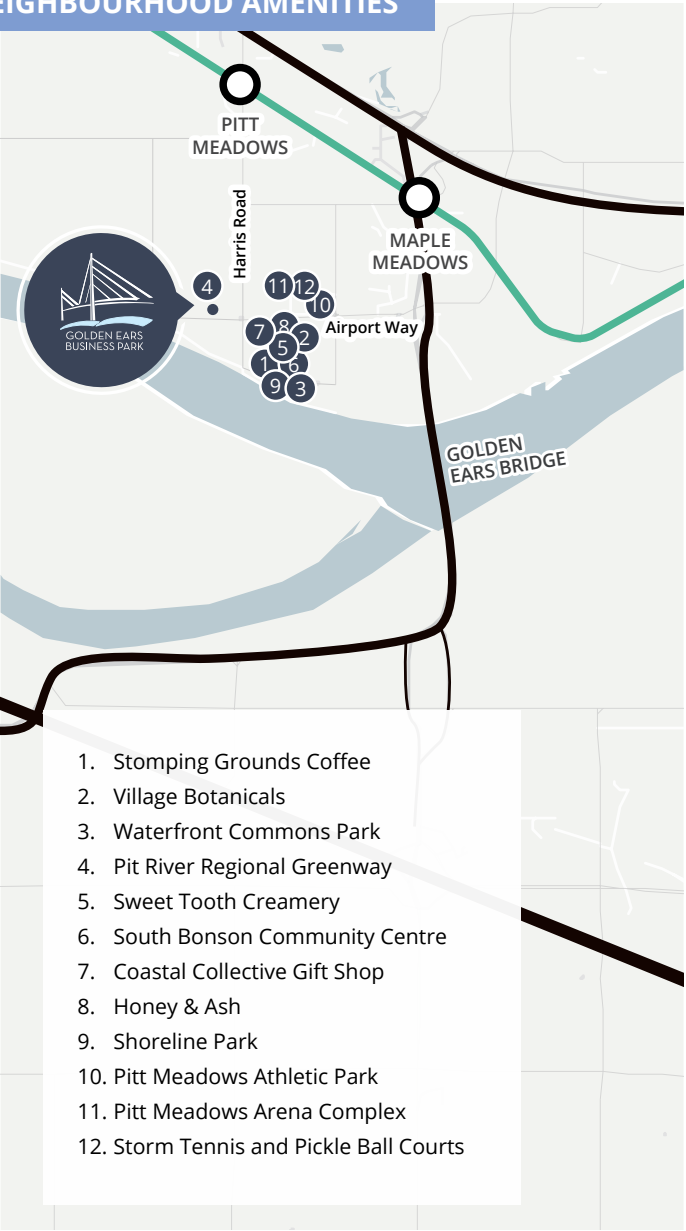


LOCATION

Golden Ears Business Park is situated at the intersection of Harris Road and Airport Way in Pitt Meadows.

Nestled between the fastest-growing municipalities in Metro Vancouver, this master-planned, large-scale business park offers convenient access to rail, air, port and border distribution points via the nearby Golden Ears Bridge, Lougheed Highway, Trans-Canada Highway, and the South Fraser Perimeter Road.

NEIGHBOURHOOD AMENITIES



DEMOGRAPHICS

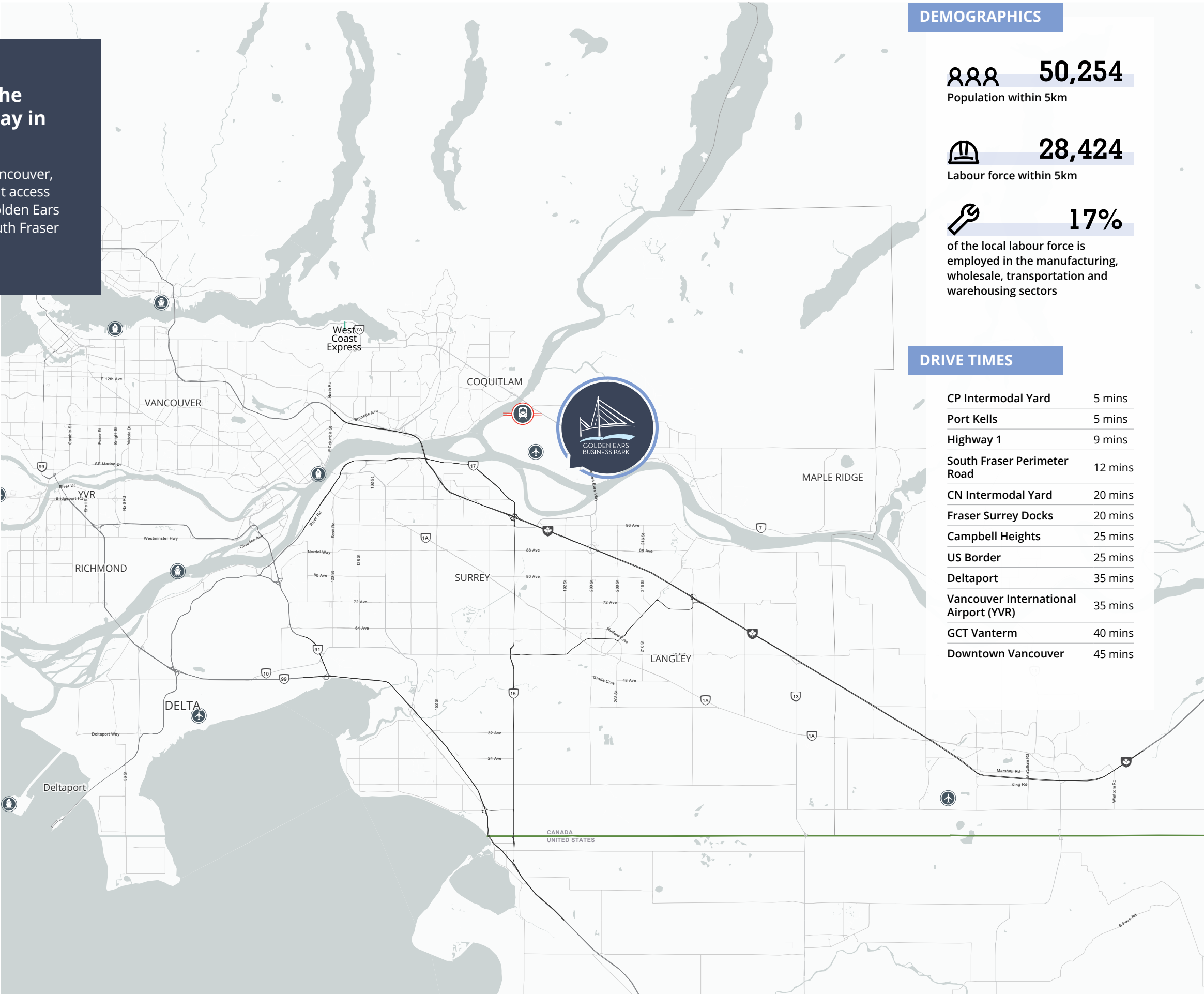
888 50,254
Population within 5km

28,424
Labour force within 5km

17%
of the local labour force is employed in the manufacturing, wholesale, transportation and warehousing sectors

DRIVE TIMES

CP Intermodal Yard	5 mins
Port Kells	5 mins
Highway 1	9 mins
South Fraser Perimeter Road	12 mins
CN Intermodal Yard	20 mins
Fraser Surrey Docks	20 mins
Campbell Heights	25 mins
US Border	25 mins
Deltaport	35 mins
Vancouver International Airport (YVR)	35 mins
GCT Vanterm	40 mins
Downtown Vancouver	45 mins





Contact for more information

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604 647 5094
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**Ryan Kerr Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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