



PORT of
vancouver

For Lease

12343 Harris Road
Pitt Meadows, BC



Commercial Building and Enclosed Storage Building Available for Short-Term Use

- +/- 35,826 sq.ft. site (0.8 acres)
- +/- 4,100 sq.ft. commercial building and +/- 4,950 sq.ft. enclosed storage building
- located within commercial core of City of Pitt Meadows with excellent access via two full-movement entrances



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Location

The property is located within commercial core of the City of Pitt Meadows, on the west side of Harris Road, just south of the Lougheed Highway. Excellent accessibility via two full-movement entrances off Harris Road. The property is fully fenced and gated.

Property Address

12343 Harris Road, Pitt Meadows, BC, V3Y 2J5

Site Size

35,826 sq.ft. site (0.8 acres)

Site Improvements

+/- 4,100 sq.ft. freestanding commercial building and a +/- 4,950 sq.ft. fully-enclosed storage building. The primary commercial building is prominently positioned near the front and center of the site, featuring office and kitchen areas. The enclosed storage building is located in the property rear and it is equipped with a rolling door and overhead lighting. Ample surface parking is available.

Use

Zoning: C3 Community Commercial

Convenience retail; indoor recreation; office; short-term local events; and other uses as permitted under the municipal zoning. Other uses, including warehousing, storage or parking may be permitted subject to a temporary use permit from the municipality. Any use is subject to an Access Agreement, permitting Canadian Pacific Railway staff access across the property to their rail yard immediately south.

Lease Rate

Competitive rates, contact for lease rate information. Property Taxes (2025): +/- \$1.38 per sq. ft. land.

Availability

Available until July 31, 2027. This site is required for the Harris Road rail improvement project, with interim use permitted until construction commences.



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