

FOR LEASE

GOLDEN EARS BUSINESS PARK

INDUSTRIAL OFFICE/WAREHOUSE

4,900 sq. ft. to 10,050 sq. ft.



ONLY 3 UNITS LEFT
BUILDING 300 – PHASE III
19265 AIRPORT WAY, PITT MEADOWS, BC

For Further Information, Please Contact:
BRADEN HALL / STEVE HALL RE/MAX CREST
Telephone: (604) 718-7300 Website: www.davieshall.ca
E-Mail: braden@davieshall.ca steve@davieshall.ca



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LOCATION

Primely located in Pitt Meadows, Golden Ears Business Park is a 60 acre industrial hub at the corner of Harris Road and Airport Way. This strategic location between Tri-Cities to the west and Port Kells to the south offers direct access to all important Metro Vancouver business locations via The Golden Ears Bridge, The Trans-Canada Highway, The Lougheed Highway and Highway 17

ZONING:

I-3 Light Industrial Business Park

FEATURES:

Warehouse

- 32' clear ceilings
- 34'6" x 65' grid spacing for efficient racking
- Hydraulic dock levelers and concrete loading pads
- Brand new concrete tilt up construction
- LED lighting, ESFR sprinkler system
- 9' x 10' Dock loading
- 12' x 14' Grade loading
- 3 phase electrical
- 700 lbs per sq. ft. floor loads

Office

- Nicely finished air-conditioned offices
- Excellent LED lighting
- T-bar ceiling
- Carpeting throughout
- Private offices
- Boardroom
- Coffee bar & sink
- Finished washrooms

PARKING:

One (1) parking stall per every 1,000 sq. ft. free of charge

OPERATING COSTS & PROPERTY TAXES:

Estimated at \$6.53* per square foot plus GST per year

**Including management fee/Excluding heat and light.*

LEASE RATES:

\$22.00 per square foot per year triple net plus GST – see attached schedule

AVAILABLE:

Immediately

For Further Information, Please Contact:

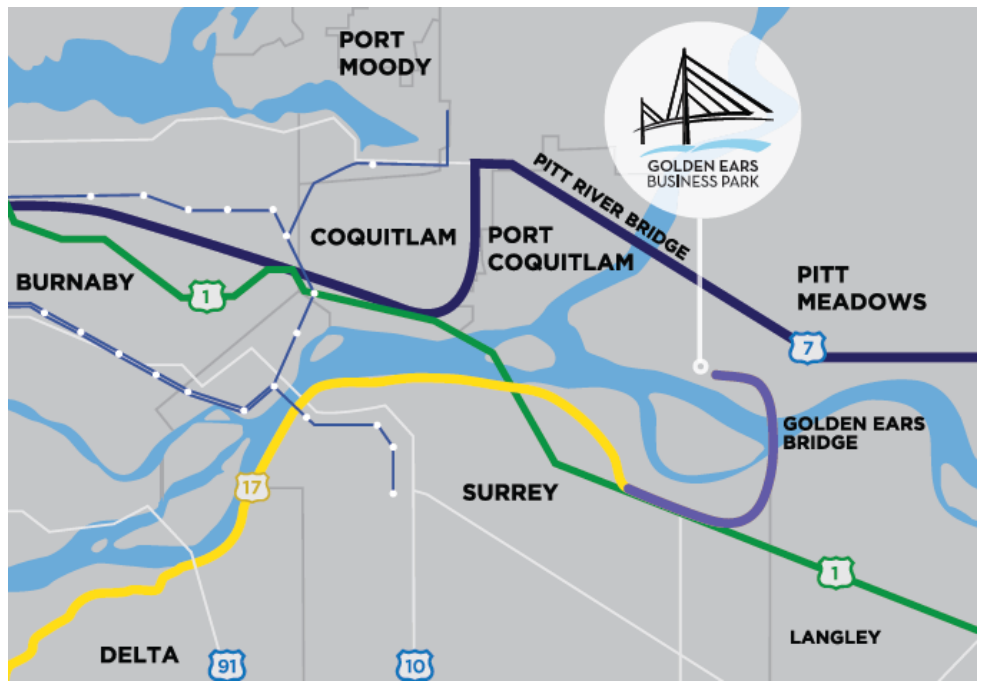
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MASTER SITE PLAN

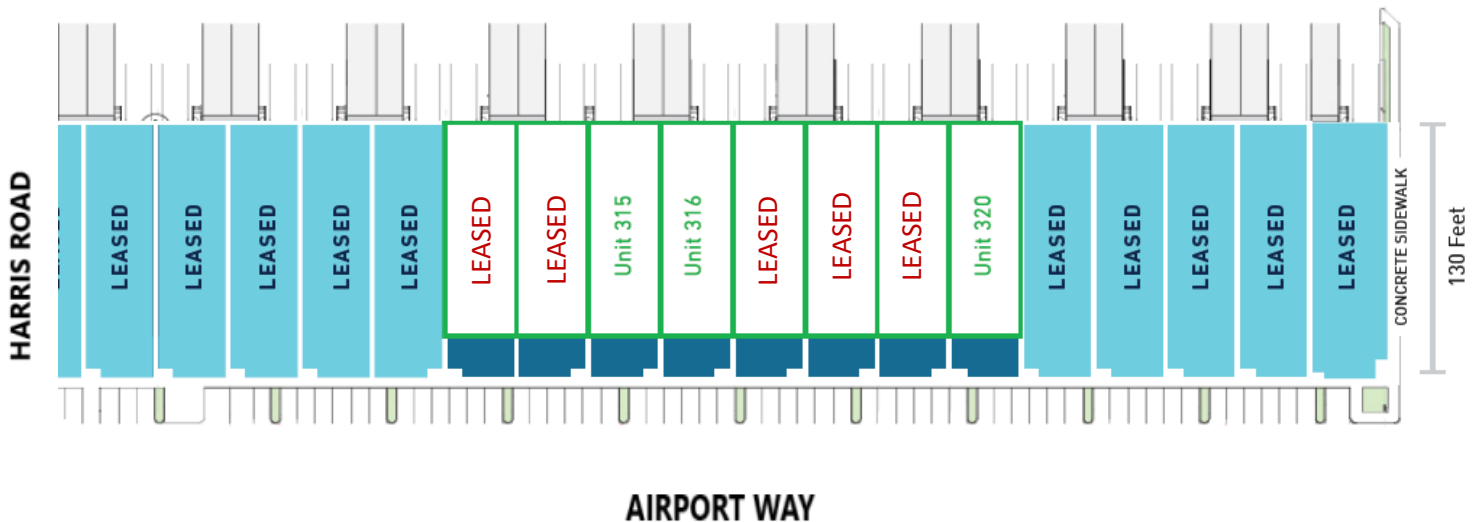


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UNIT #	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL USEABLE SQ. FT.	TOTAL RENTABLE SQ. FT.	LEASE RATE PER MONTH plus GST	OP COSTS & PROPERTY TAXES PER MONTH plus GST	TOTAL PER MONTH plus GST
313	4,453	694	5,147	LEASED	LEASED	LEASED	LEASED
314	4,186	696	4,882	LEASED	LEASED	LEASED	LEASED
315	4,208	695	4,903	4,923	\$9,025.50	\$2,678.93*	\$11,704.43
316	4,452	695	5,147	5,168	\$9,474.67	\$2,812.25*	\$12,286.92
317	4,456	696	5,152	LEASED	LEASED	LEASED	LEASED
318	4,448	696	5,144	LEASED	LEASED	LEASED	LEASED
319**	4,461	695	5,156	LEASED	LEASED	LEASED	LEASED
320	4,450	693	5,143	5,164	\$9,467.33	\$2,810.08*	\$12,277.41

*Including management fee/Excluding heat & light.

** Pre-built 1,300 sq. ft. office with HVAC

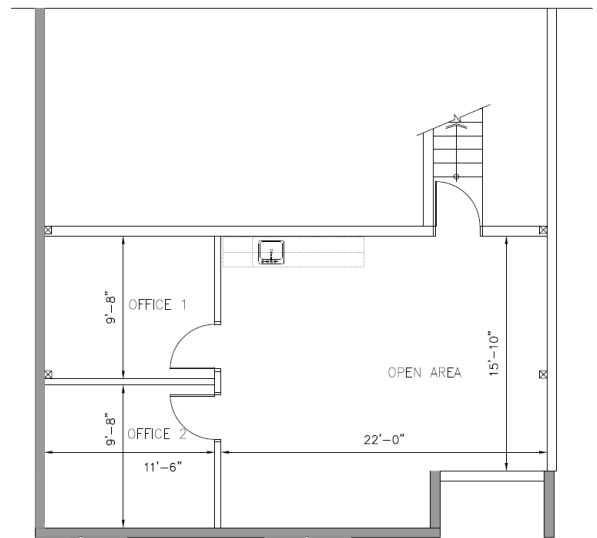
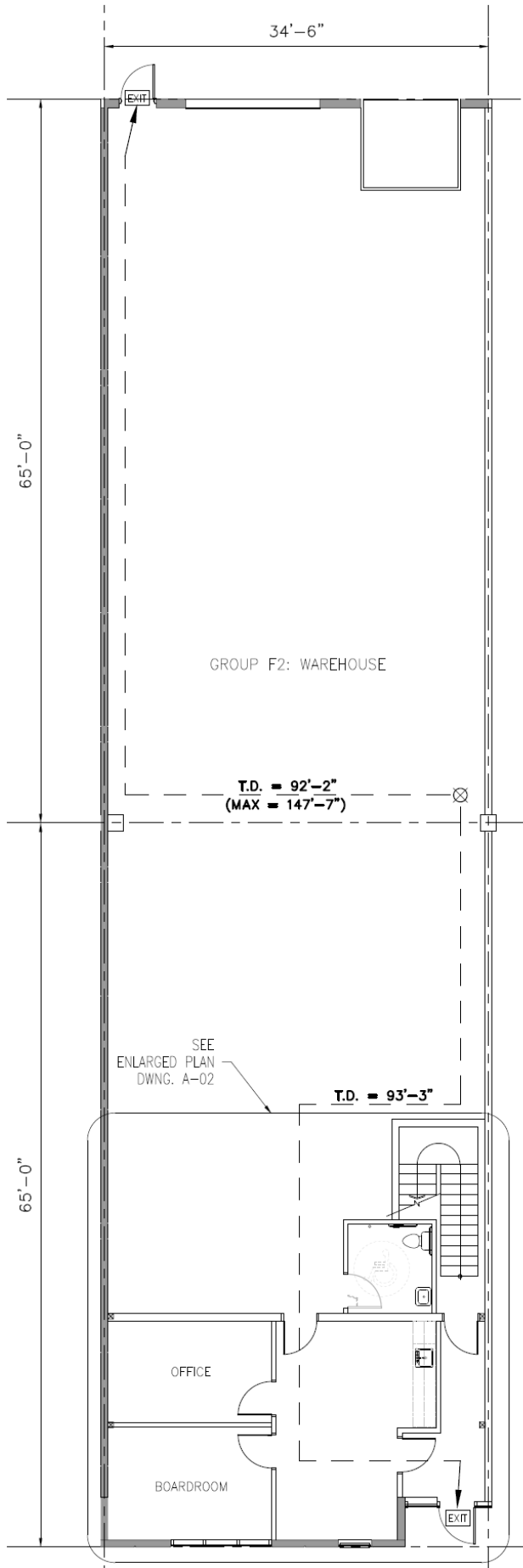


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MEZZANINE PLAN
SCALE 3/16":1'-0"