

For Lease

19100 Airport Way

Pitt Meadows, BC

Opportunity to lease 4,550 sf up to 51,010 sf of warehouse space in Phase 1 of Golden Ears Business Park.



**GOLDEN EARS
BUSINESS
PARK**

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

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

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



**AVISON
YOUNG**



GOLDEN EARS BUSINESS PARK

Executive summary

ADDRESS

19100 Airport Way, Pitt Meadows

ASKING LEASE RATES

Contact listing agents

ADDITIONAL RENT

\$4.24 psf (2025)

**Does not include management fees*

YEAR BUILT

2013/2014

CEILING HEIGHT

26' clear

CONSTRUCTION

- Tier-1 distribution facilities
- Concrete tilt-up construction
- 120' loading court
- Extensive glazing and landscaping

FLOOR LOAD CAPACITY

500 lbs psf

SPRINKLER SYSTEM

ESFR sprinkler system

LIGHTING

T5HO fluorescent lighting

ZONING

I-3 (Light Industrial Business Park)

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.

Property highlights



Quality construction, attractive landscaping, and prominent signage opportunities



Efficient layouts with ample parking



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



Superior transportation access in an unmatched setting

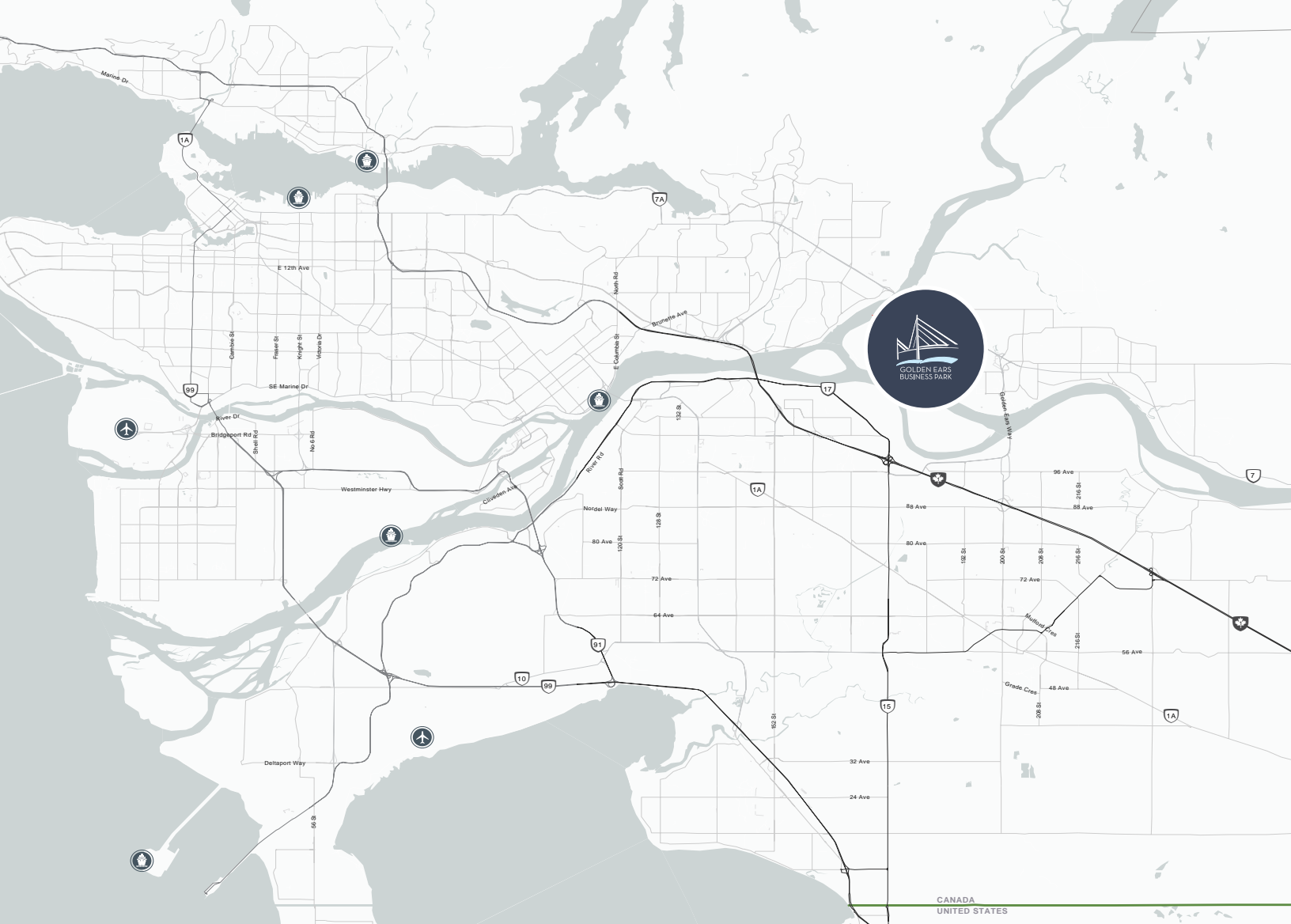


Site plan



Current availability

Unit	Warehouse	Office	Mezzanine	Total	Loading	Availability
201 - 207	Warehouse opportunities from 4,550 sf - 31,950 sf				One (1) dock One (1) grade per bay	Immediately
214 - 222	Warehouse opportunities from 4,550 sf - 51,010 sf				One (1) dock One (1) grade per bay	Immediately
303	18,616 sf	1,552 sf	1,598 sf	21,776 sf	Three (3) dock One (1) grade	October 1, 2025
304	19,670 sf	498 sf	-	20,168 sf	Three (3) dock One (1) grade	September 1, 2025
517	14,850 sf	3,745 sf	-	18,595 sf	Four (4) dock	July 1, 2025



Contact for more information

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

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

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

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

avisonyoung.ca

© 2025 Avison Young. All rights reserved. E. & O.E.:
The information contained herein was obtained from
sources that we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young Commercial
Real Estate Services, LP ("Avison Young").

**AVISON
YOUNG**

onni
group

For Lease

19055 Airport Way

Pitt Meadows, BC

Opportunity to lease between 5,242 sf and 119,306 sf of warehouse and office space in Phase 2 of Golden Ears Business Park.



**GOLDEN EARS
BUSINESS
PARK**



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

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

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



**AVISON
YOUNG**



Property details

ADDRESS

19055 Airport Way, Pitt Meadows

ASKING LEASE RATES

Please contact the listing team

ADDITIONAL RENT

\$4.24 psf* (2025)
*Does not include management fees

CEILING HEIGHT

32' clear

CONSTRUCTION

Energy-efficient concrete tilt-up construction and extensive glazing

LOADING

- Dock and grade loading per bay
- 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

ELECTRICAL

100 amps/600 volts per bay





ZONING

I-3 (Light Industrial Business Park)

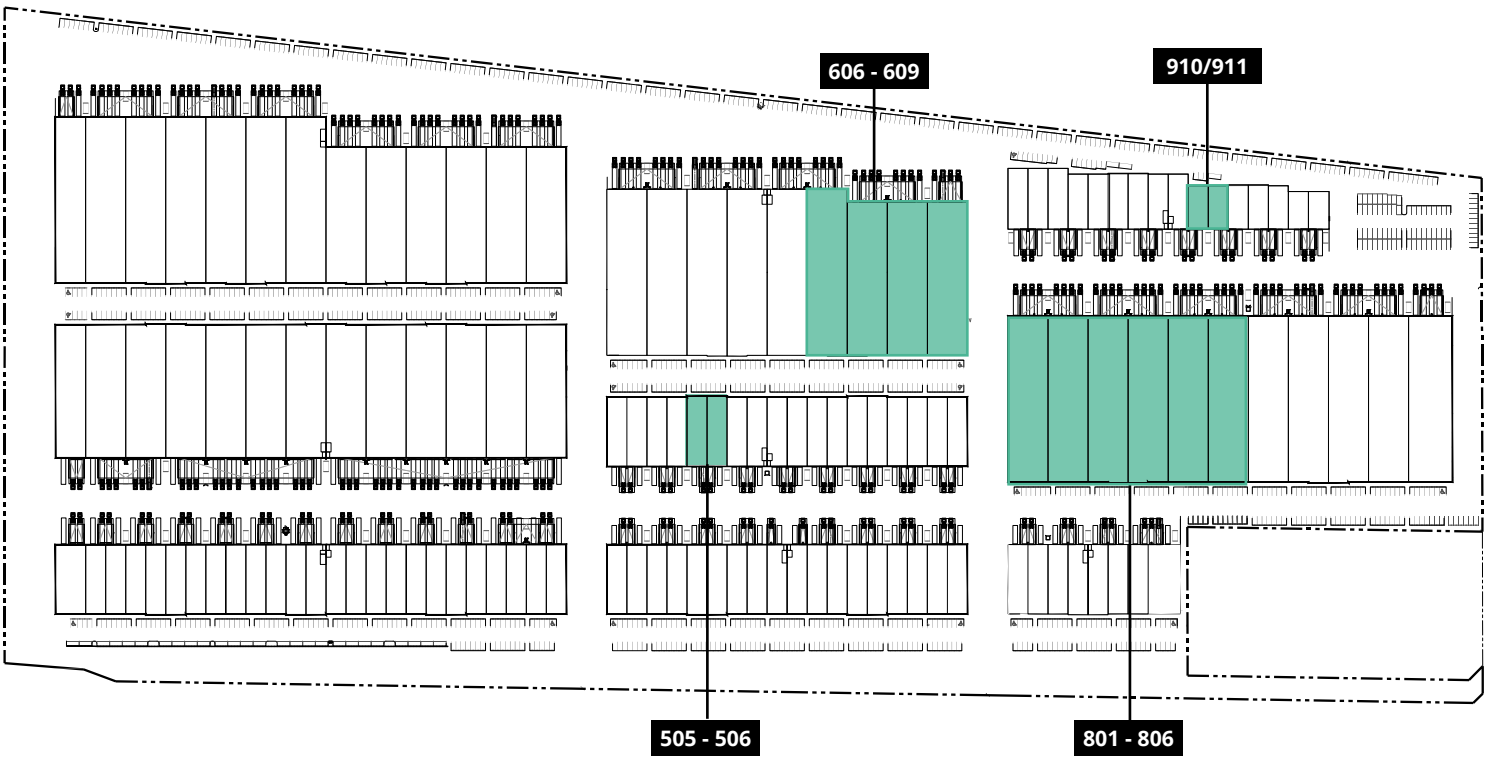
Location

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.

Property highlights

-  Quality construction, attractive landscaping, and prominent signage opportunities
-  Efficient layouts with ample parking
-  Situated immediately north of the Fraser River and next to the 10 km Pitt River Regional Trail System
-  Superior transportation access in an unmatched setting

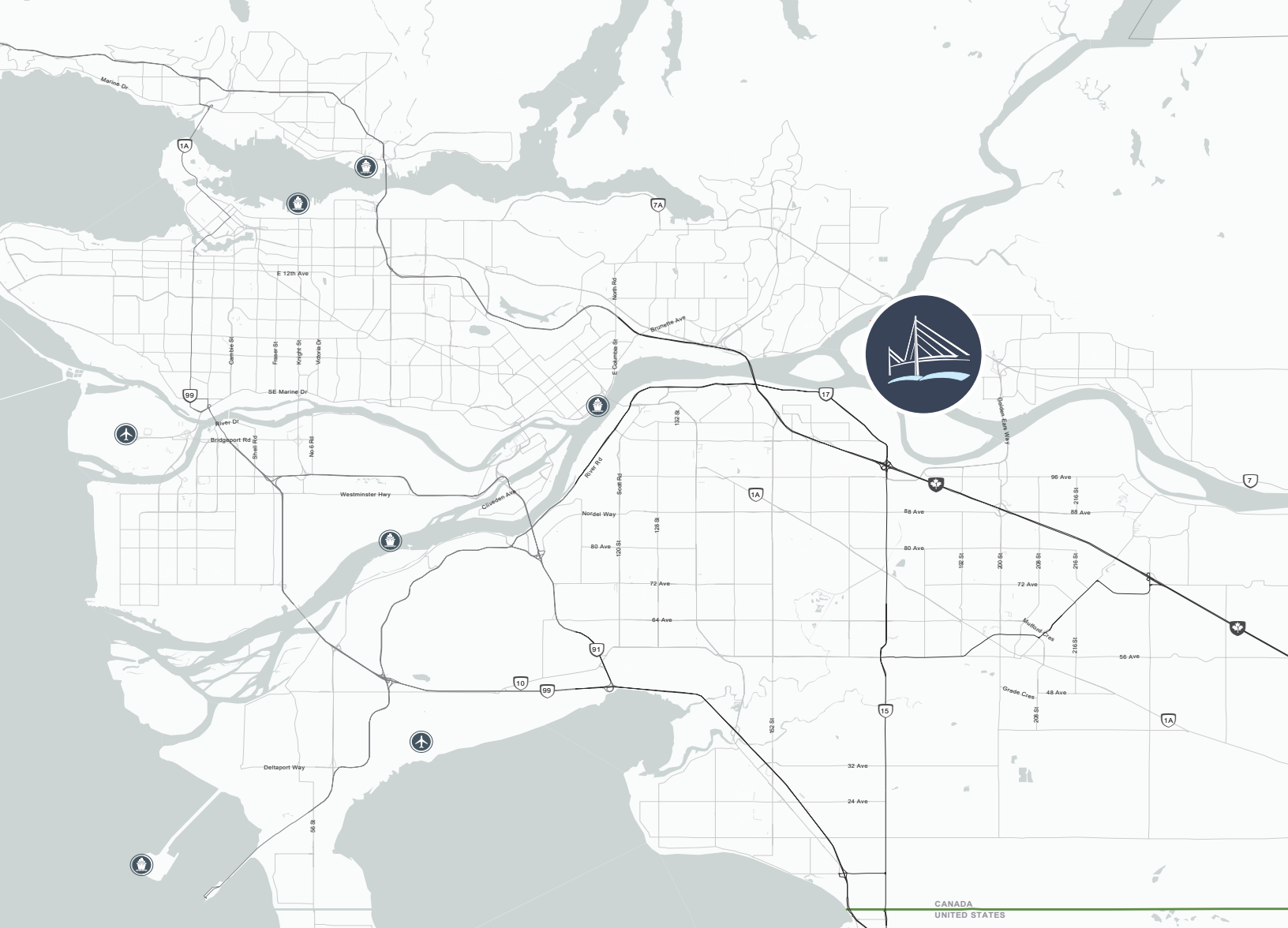
Site plan



Current availability

Unit	Warehouse	Office	Mezzanine	Total	Loading	Availability
505-506	7,317 sf	1,131 sf	-	8,448 sf	Two (2) dock Two (2) grade	September 1, 2025
606-609	75,167 sf	-	-	75,167 sf	Nine (9) dock Three (3) grade	July 1, 2025
801-806*	99,691 sf	19,615 sf	-	119,306 sf	Eighteen (18) dock Five (5) grade	September 1, 2025
910-911	5,242 sf	-	-	5,242 sf	Two (2) dock Two (2) grade	January 1, 2026

*801-806 is a state-of-the-art video production studio



Contact for more information

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

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

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

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

avisonyoung.ca

© 2025 Avison Young. All rights reserved. E. & O.E.:
The information contained herein was obtained from
sources that we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young Commercial
Real Estate Services, LP ("Avison Young").

**AVISON
YOUNG**

onni
group