

For Lease

Units 801 – 806, 19055 Airport Way
Pitt Meadows, BC

119,306 sf state-of-the-art video production studio with premium office space



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

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Opportunity

Introducing an exceptional opportunity to lease a 119,306 sf state-of-the-art video production studio with premium office space—tailored for a film company.

This high-quality facility features two fully equipped stages, wardrobe areas, lock-up spaces, set decoration zones, a dedicated construction area, and premium office space.

Perfectly suited for international and domestic feature films, television series, commercials, editorial shoots, documentaries, music videos, motion capture, photography, and more.



Property details

ZONING

I-3 (Light Industrial Business Park)

SIZE

Warehouse	15,212 sf
Stage 1	19,523 sf
Stage 2	23,730 sf
Wardrobe	7,851 sf
Lock up	5,760 sf
Set decoration	11,000 sf
Construction/paint	16,414 sf
Ground floor office	19,615 sf
Total	119,306 sf

CEILING HEIGHT

32' clear

CONSTRUCTION

Energy-efficient concrete tilt-up construction and extensive glazing

LOADING

- Eighteen (18) dock level and five (5) grade level loading doors
- 40,000 lb hydraulic levellers on 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

SPRINKLERS

ESFR sprinkler system

ELECTRICAL

100 amps/600 volts per bay

LEASE RATE

Please contact the listing team

ADDITIONAL RENT

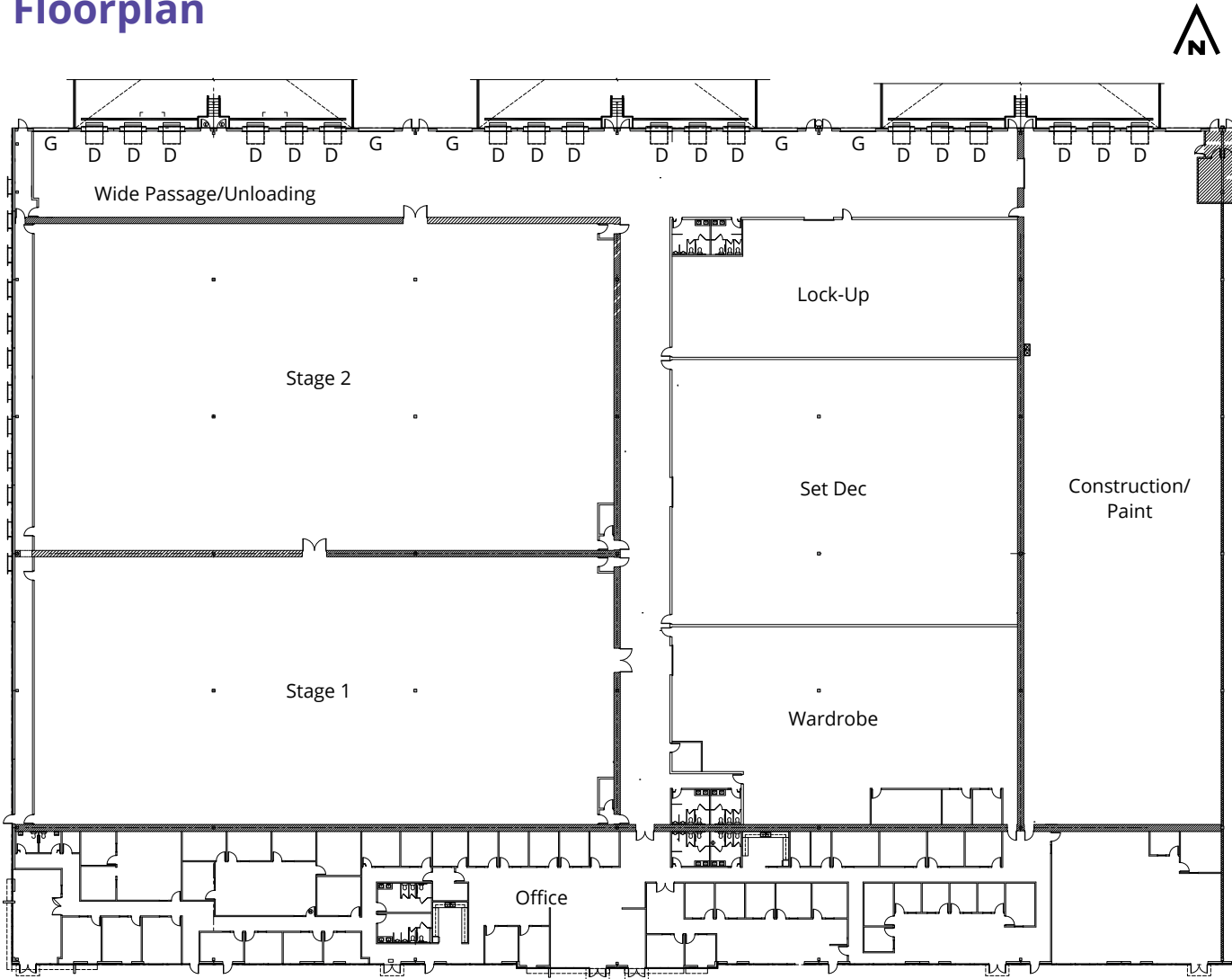
\$4.24 psf* (2025)

**Excludes management fee*

AVAILABILITY

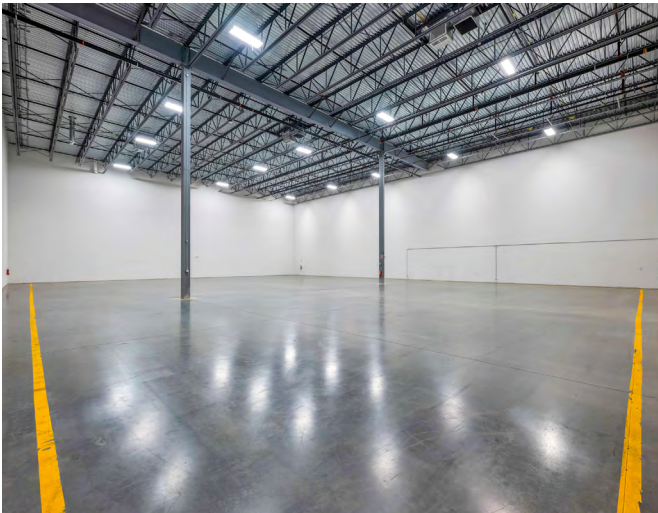
Immediate

Floorplan



Property features

-  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



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Prime location

Golden Ears Business Park is strategically located at the intersection of Harris Road and Airport Way in Pitt Meadows, positioned between Metro Vancouver’s fastest-growing municipalities. This master-planned, large-scale business park offers seamless connectivity to rail, air, port, and border distribution hubs via key routes such as the Golden Ears Bridge, Lougheed Highway, Trans-Canada Highway, and South Fraser Perimeter Road.

Demographics

50,254

Population within 5km

28,424

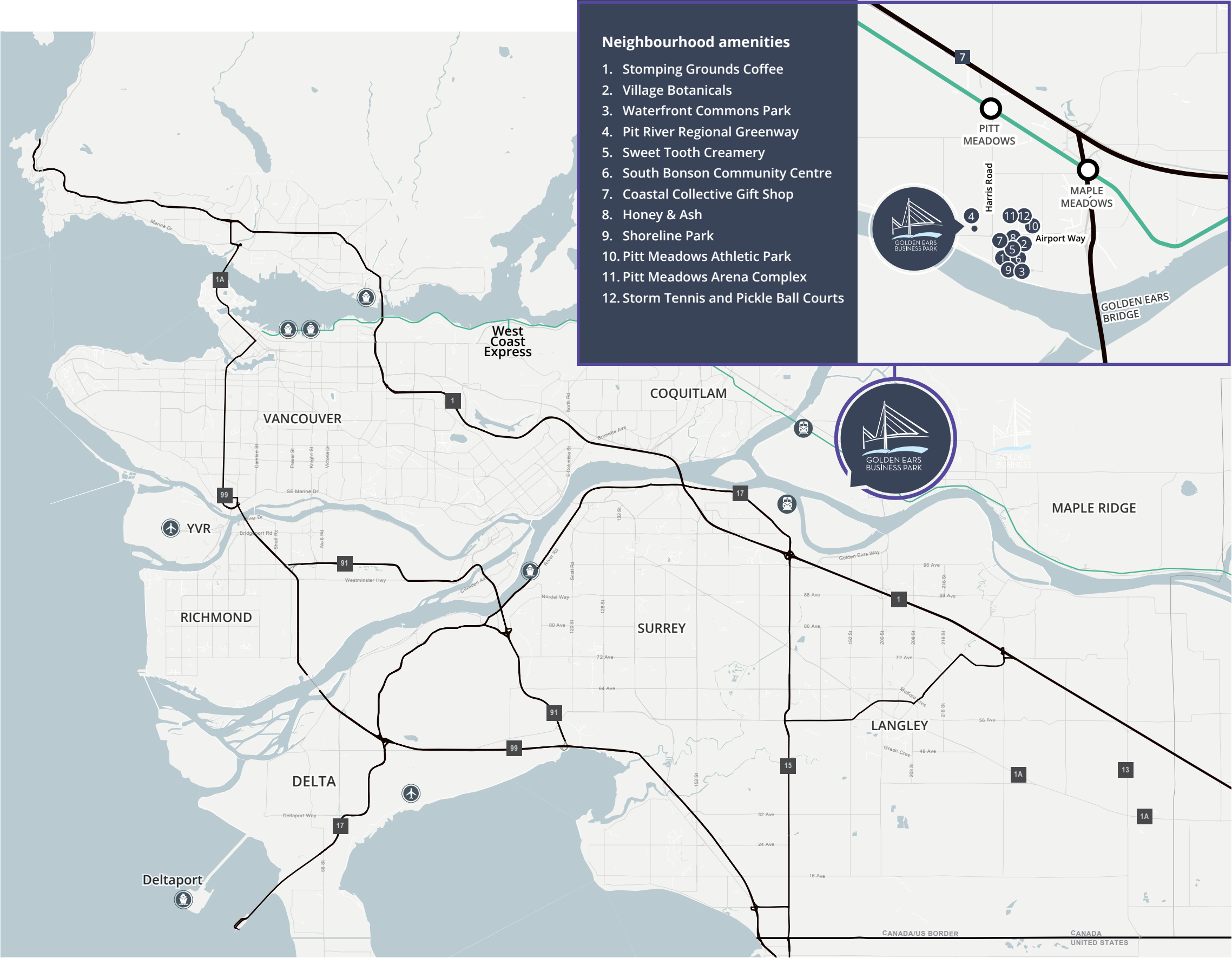
Labour force within 5km

17%

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

Drive times

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





Contact for more information

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

avisonyoung.ca

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