

For Lease

19055 Airport Way

Pitt Meadows, BC

Opportunity to lease between 4,222 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)

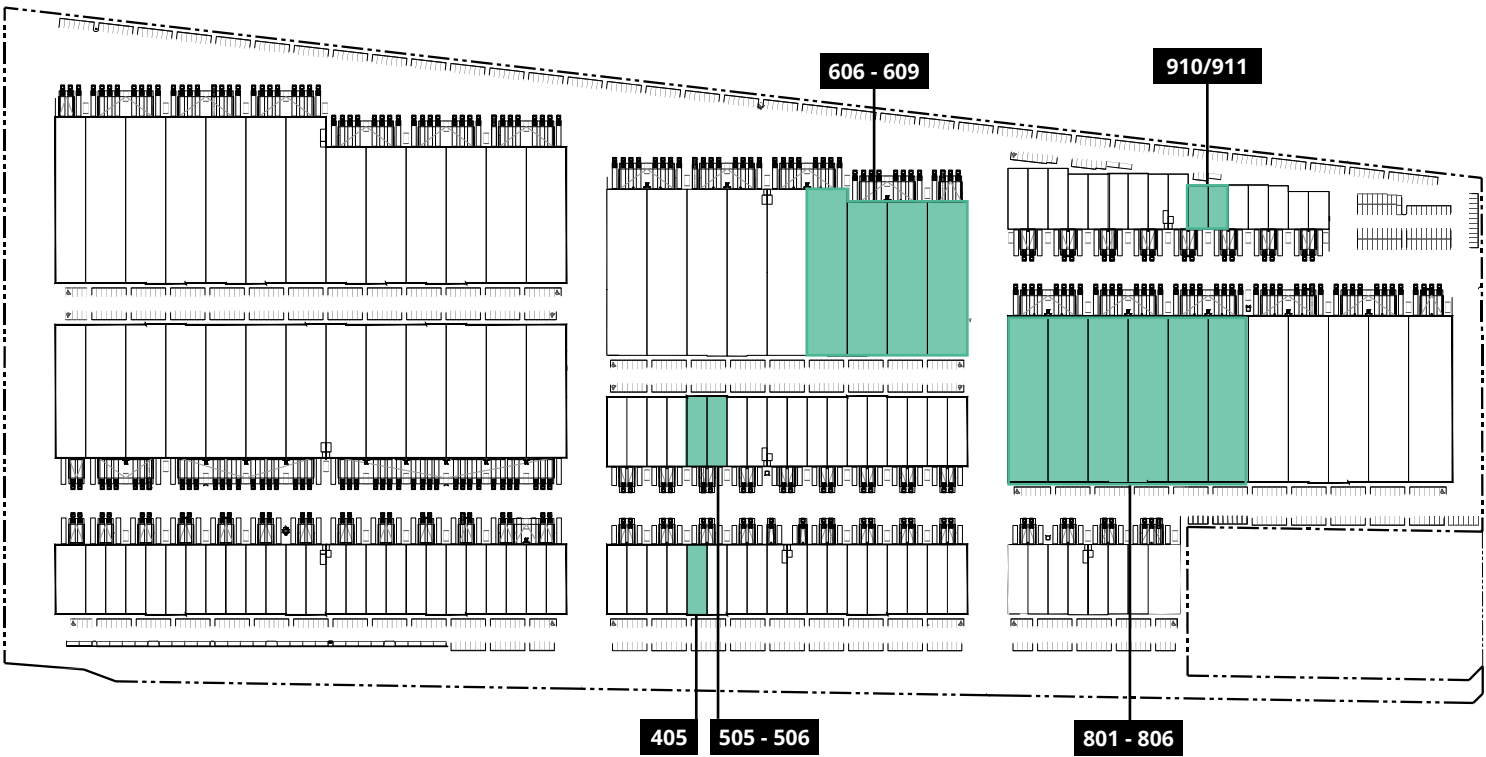
Location

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

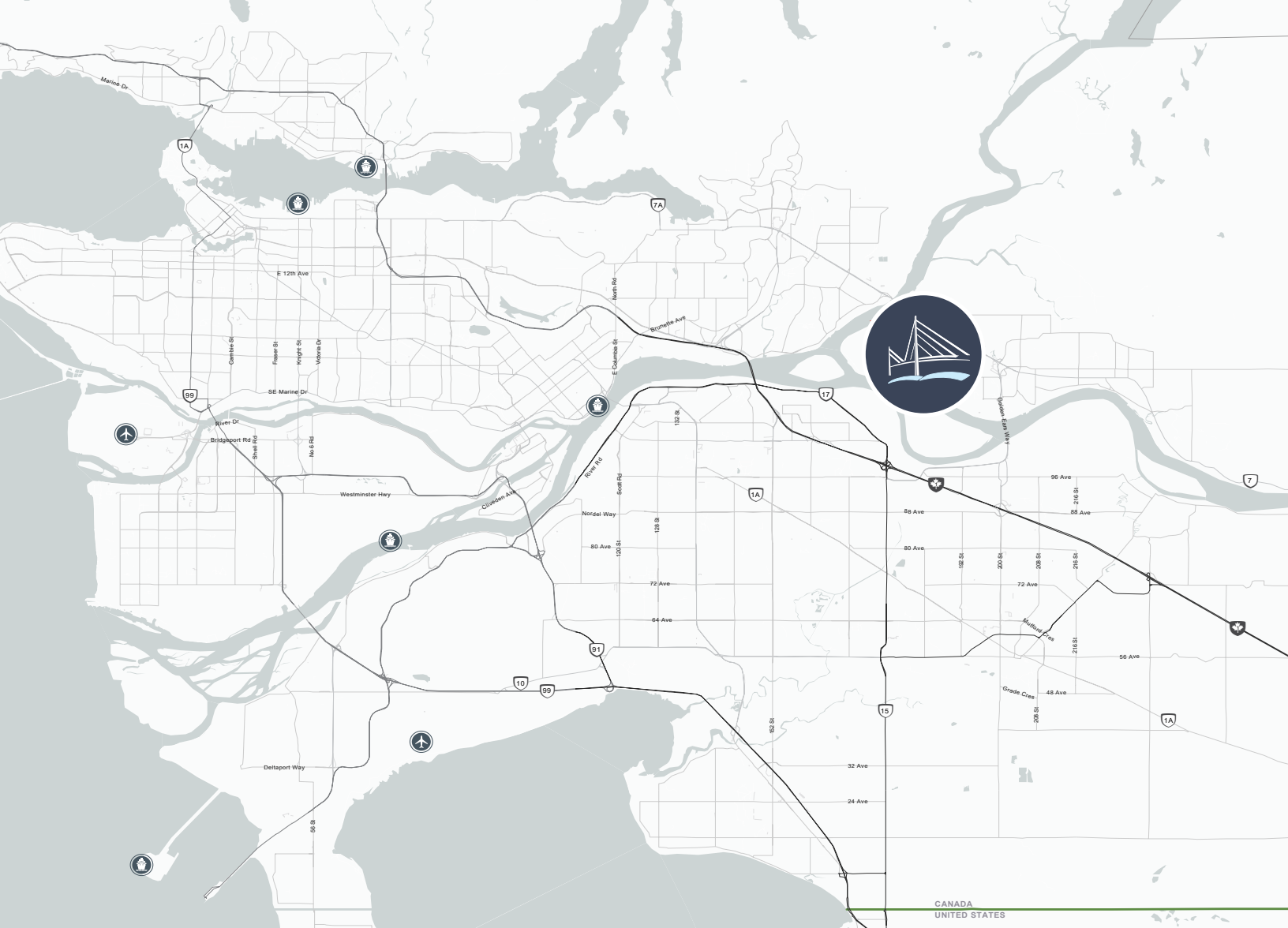
Site plan



Current availability

Unit	Warehouse	Office	Mezzanine	Total	Loading	Availability
405	4,222 sf	-	-	4,222 sf	One (1) dock One (1) grade	December 1, 2025
505-506	7,317 sf	1,131 sf	-	8,448 sf	Two (2) dock Two (2) grade	Immediately
606-609	75,167 sf	-	-	75,167 sf	Nine (9) dock Three (3) grade	Immediately
801-806*	99,691 sf	19,615 sf	-	119,306 sf	Eighteen (18) dock Five (5) grade	Immediately
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

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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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group