

# **FOR LEASE**

## **GOLDEN EARS BUSINESS PARK**

*INDUSTRIAL OFFICE/WAREHOUSE*  
*5,000 sq. ft. to 40, 000 sq. ft.*



**ONLY 5 UNITS LEFT**  
**BUILDING 300 – PHASE III**  
**19265 AIRPORT WAY, PITT MEADOWS, BC**

For Further Information, Please Contact:  
**BRADEN HALL / STEVE HALL RE/MAX CREST**  
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# **FOR LEASE – GOLDEN EARS BUSINESS PARK BUILDING 300 – PHASE III 19265 AIRPORT WAY, PITT MEADOWS, BC**

## **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:**

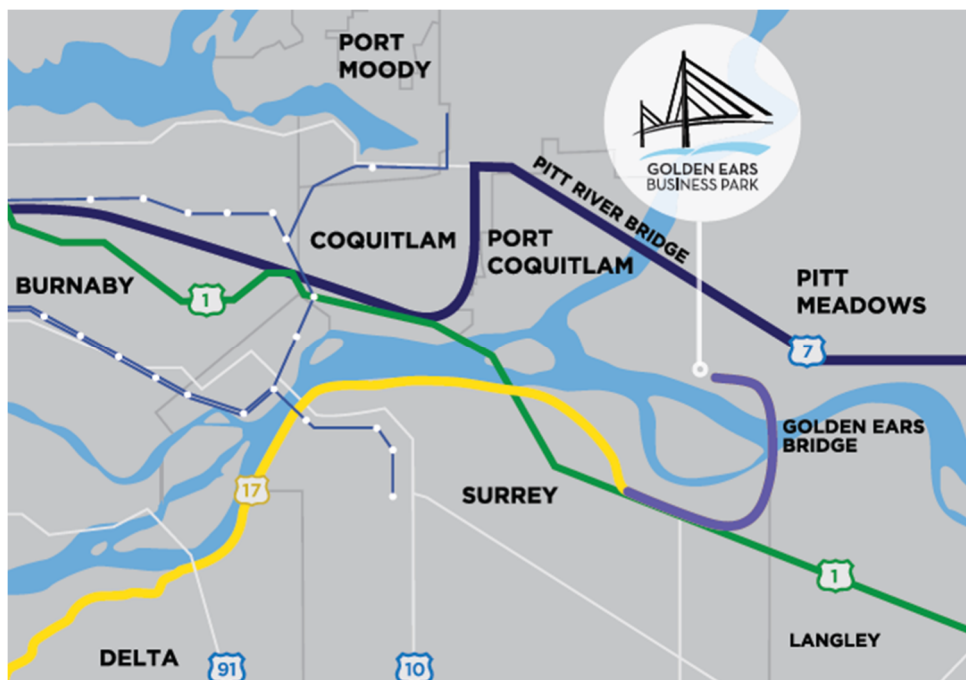
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# MASTER SITE PLAN



**FOR LEASE – GOLDEN EARS BUSINESS PARK**  
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**ONLY 5 UNITS LEFT**

UNIT #	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH plus GST	OP COSTS & PROPERTY TAXES PER MONTH plus GST	TOTAL PER MONTH plus GST
<del>313</del>	<del>4,453</del>	<del>694</del>	<del>5,147</del>	<b>LEASED</b>	<b>LEASED</b>	<b>LEASED</b>
314	4,186	696	4,882	\$8,950.33	\$2,656.62*	\$11,606.95
315	4,208	695	4,903	\$9,025.50	\$2,668.05*	\$11,693.55
316	4,452	695	5,147	\$9,474.67	\$2,800.83*	\$12,275.50
317	4,456	696	5,152	\$9,482.00	\$2,803.55*	\$12,285.55
<del>318</del>	<del>4,448</del>	<del>696</del>	<del>5,144</del>	<b>LEASED</b>	<b>LEASED</b>	<b>LEASED</b>
<del>319**</del>	<del>4,461</del>	<del>695</del>	<del>5,156</del>	<b>LEASED</b>	<b>LEASED</b>	<b>LEASED</b>
320	4,450	693	5,143	\$9,427.83	\$2,798.65*	\$12,226.48

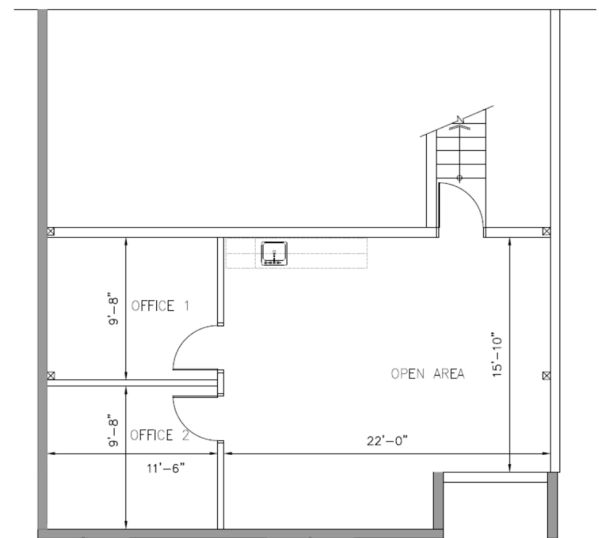
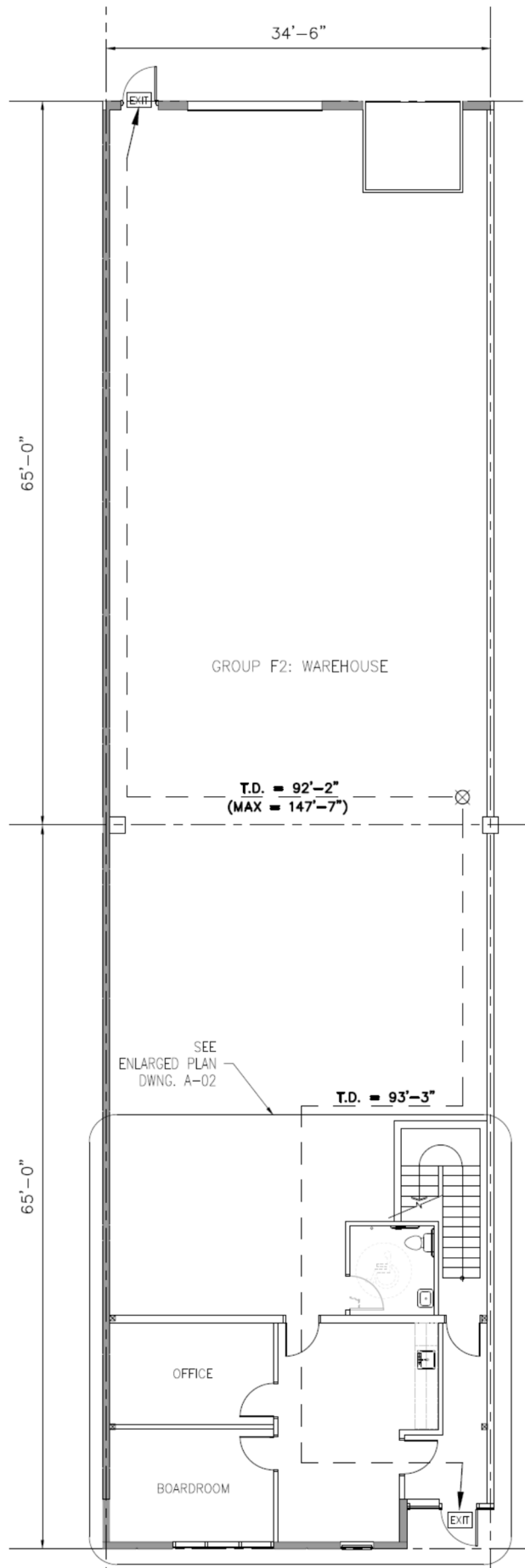
\*Including management fee/Excluding heat & light.

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



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