

FOR LEASE

GOLDEN EARS BUSINESS PARK

INDUSTRIAL OFFICE/WAREHOUSE

5,000 sq. ft. to 40,000 sq. ft.



ONLY 8 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 * Facsimile: (604) 718-7307

E-Mail: braden@davieshall.ca steve@davieshall.ca

Website: www.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

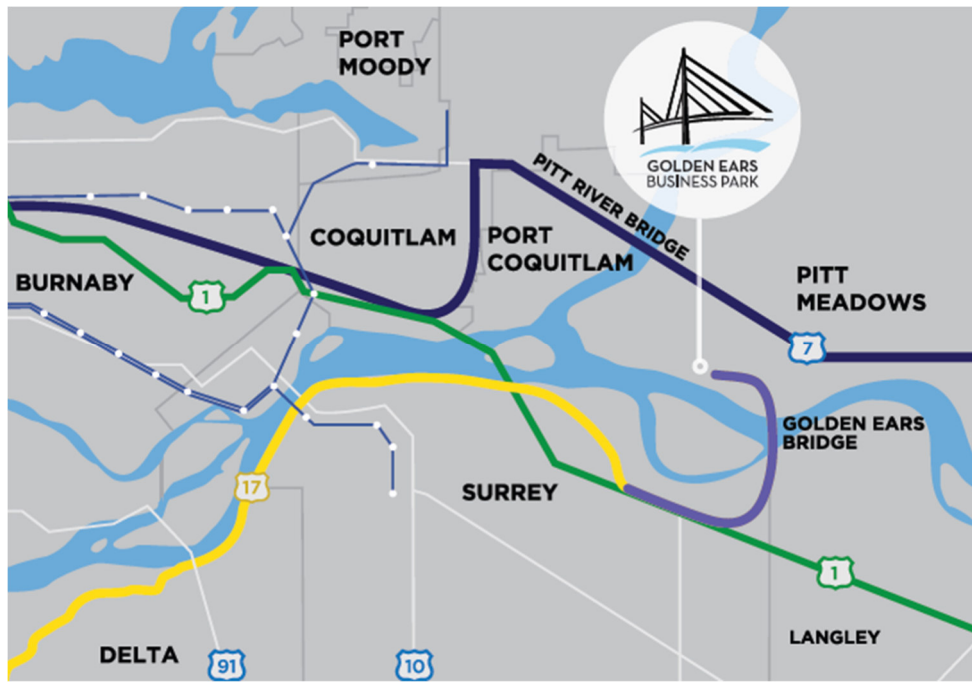
AVAILABLE:

Immediately

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MASTER SITE PLAN

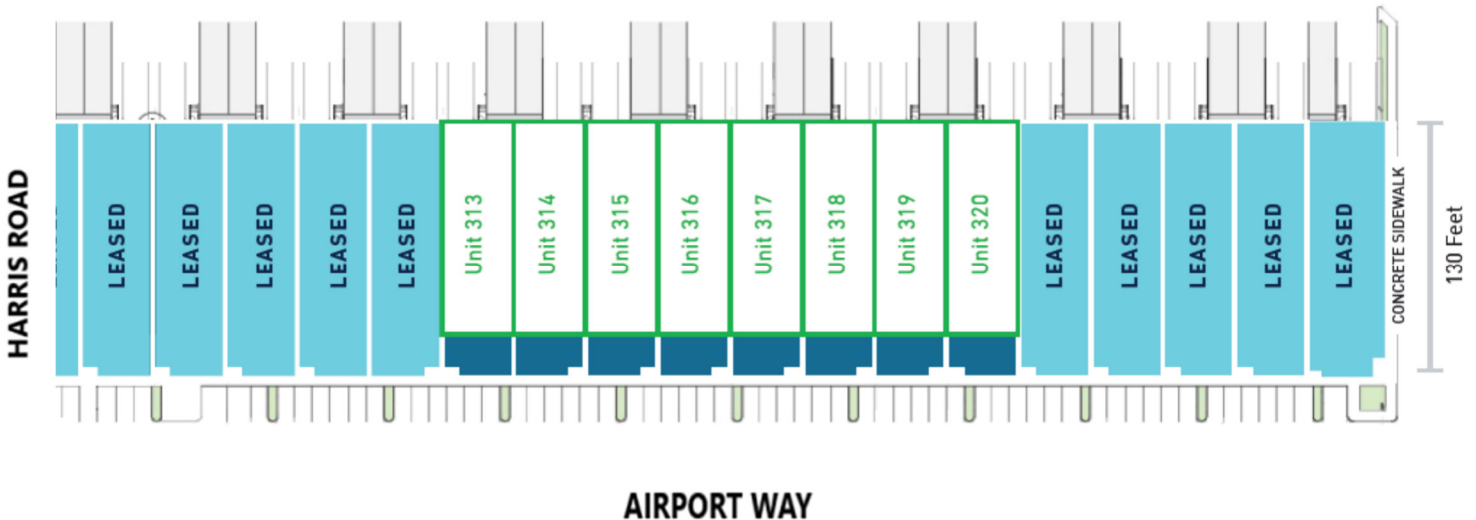


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BUILDING 300 – PHASE III
19265 AIRPORT WAY, PITT MEADOWS, BC
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UNIT #	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH plus GST	OP COSTS & PROPERTY TAXES PER MONTH plus GST	TOTAL PER MONTH plus GST
313	4,453	694	5,147	\$9,436.17	\$2,800.83*	\$12,237.00
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
318	4,448	696	5,144	\$9,469.17	\$2,799.19 *	\$12,268.36
319**	4,461	695	5,156	\$9,491.17	\$2,805.72*	\$12,296.89
320	4,450	693	5,143	\$9,427.83	\$2,798.65*	\$12,226.48

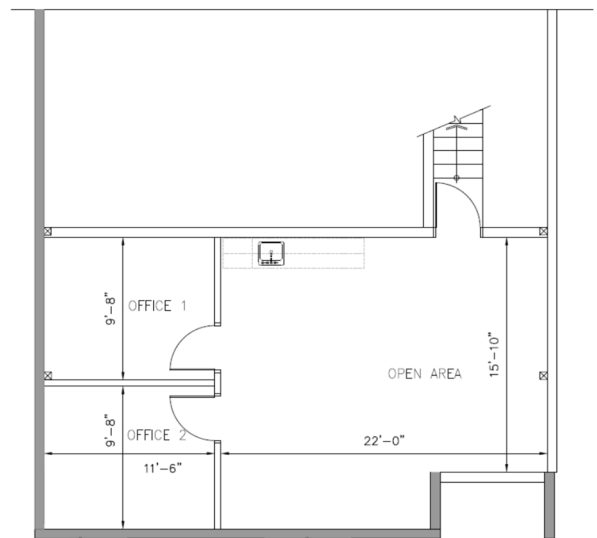
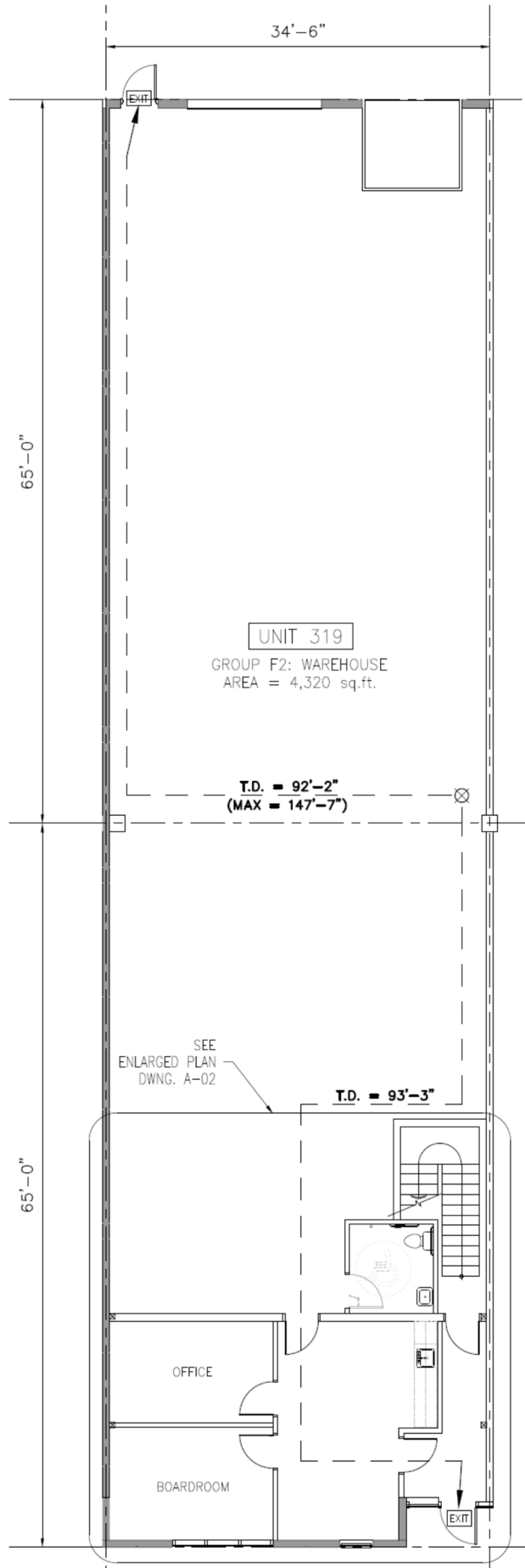
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** Pre-built 1,300 sq. ft. office with HVAC.



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