

# 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](mailto:braden@davieshall.ca) [steve@davieshall.ca](mailto:steve@davieshall.ca)

Website: [www.davieshall.ca](http://www.davieshall.ca)



**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 \$4.83 per square foot plus GST per year

***LEASE RATES:***

\$22.00 per square foot per year triple net plus GST – see attached schedule

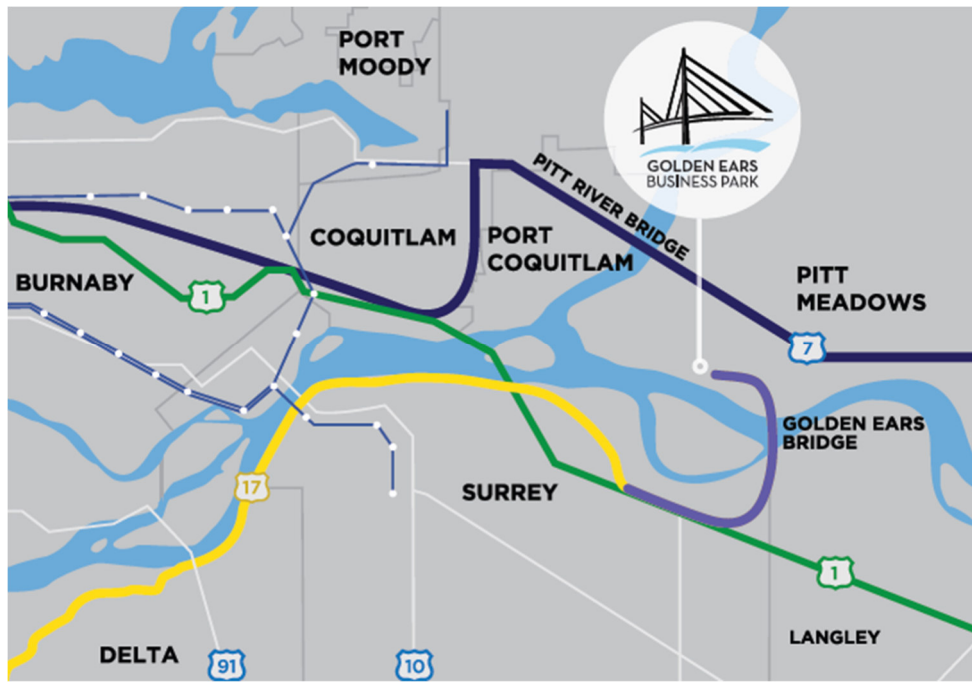
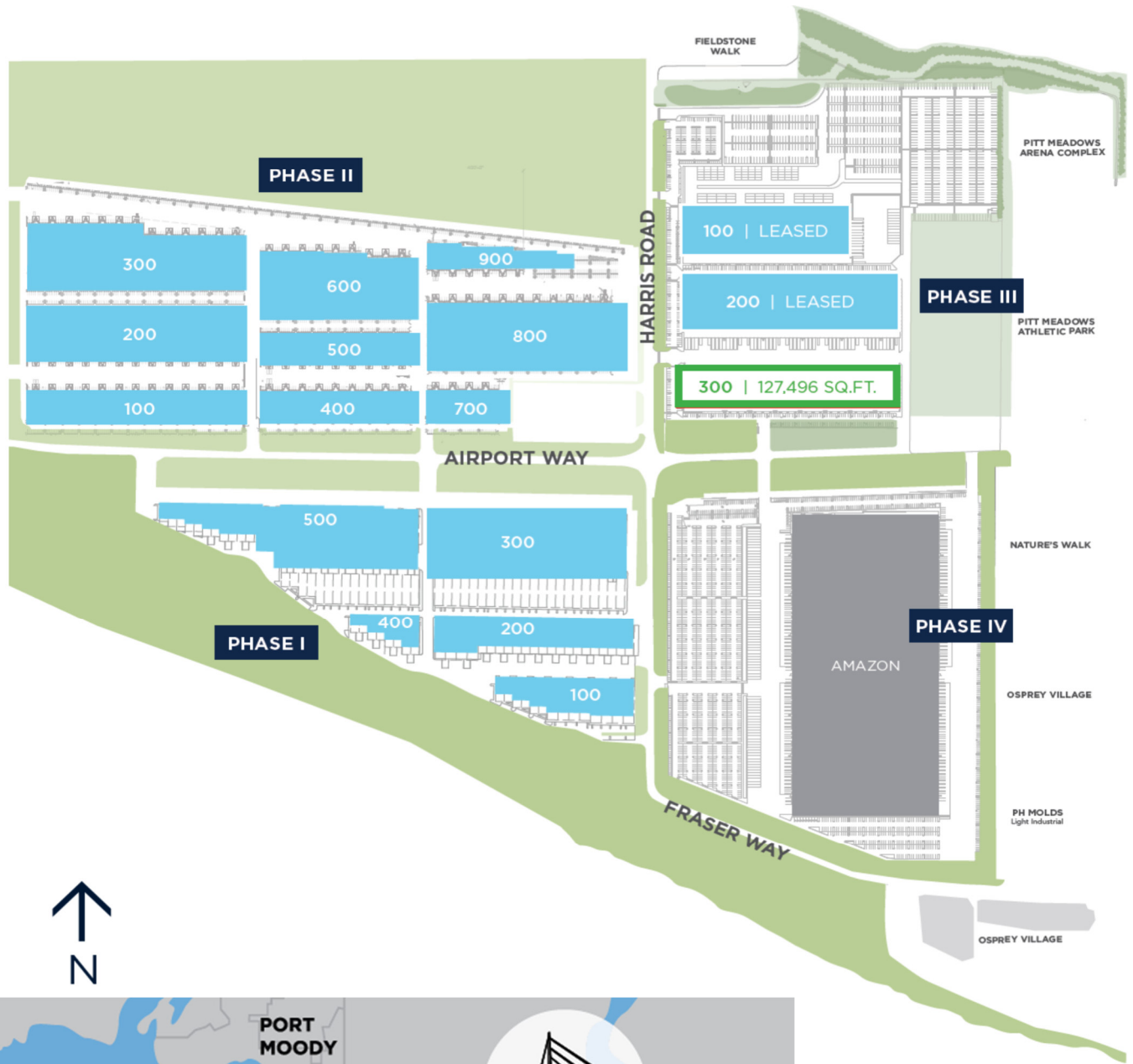
***AVAILABLE:***

Immediately

**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](mailto:braden@davieshall.ca) [steve@davieshall.ca](mailto:steve@davieshall.ca)**  
**Website: [www.davieshall.ca](http://www.davieshall.ca)**



# MASTER SITE PLAN

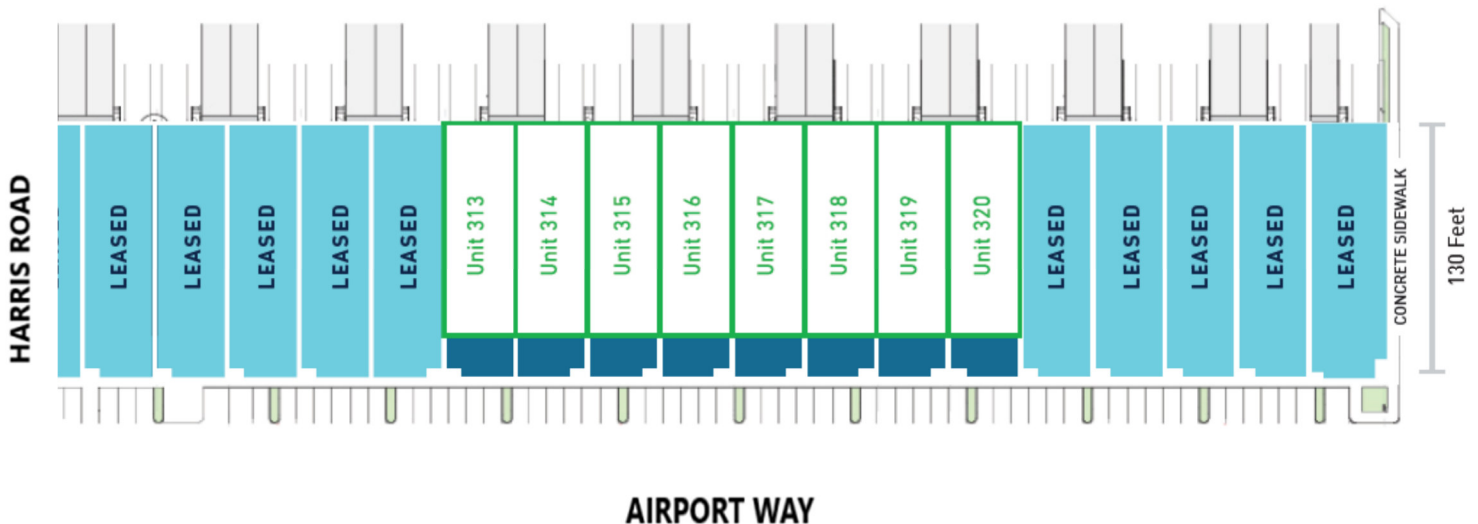




**FOR LEASE – GOLDEN EARS BUSINESS PARK  
BUILDING 300 – PHASE III  
19265 AIRPORT WAY, PITT MEADOWS, BC  
ONLY 8 UNITS LEFT**

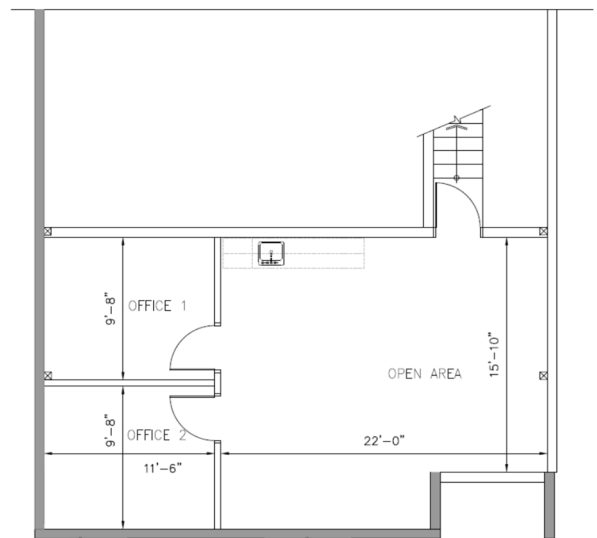
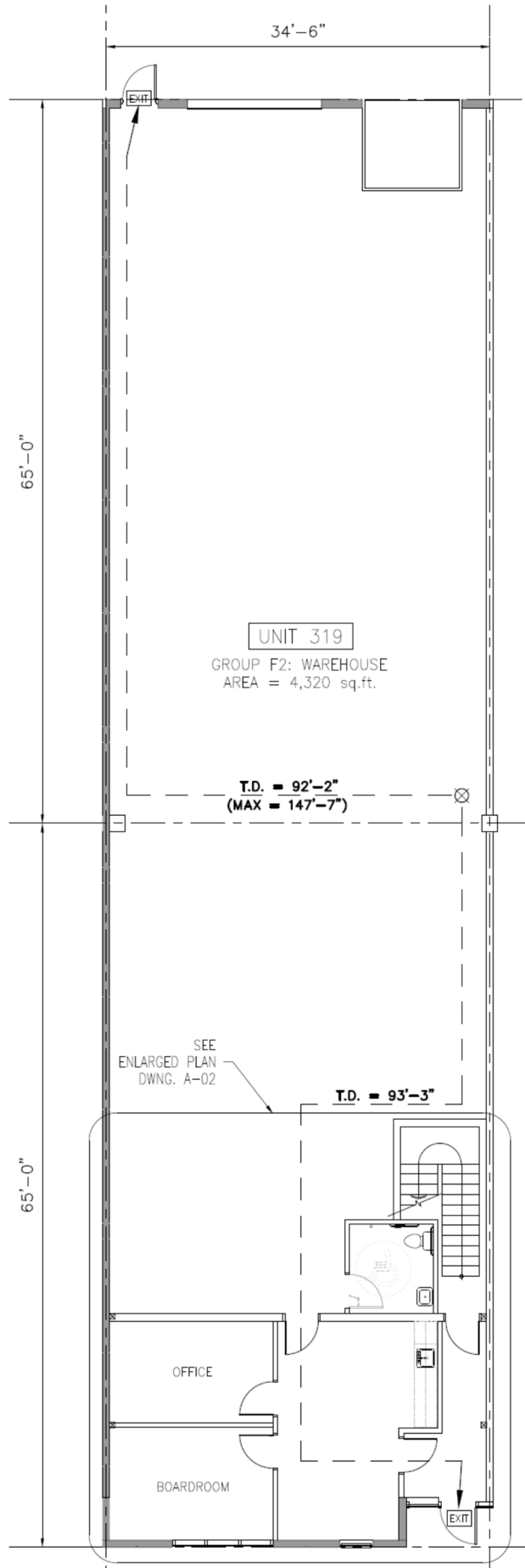
UNIT #	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH plus GST	OP COSTS & PROPERTY TAXES PER MONTH plus GST	TOTAL PER MONTH plus GST
313	4,453	694	5,147	\$9,436.17	\$2,071.67	\$11,507.84
314	4,186	696	4,882	\$8,950.33	\$1,965.01	\$10,915.34
315	4,208	695	4,903	\$9,025.50	\$1,973.46	\$10,998.96
316	4,452	695	5,147	\$9,474.67	\$2,071.67	\$11,546.34
317	4,456	696	5,152	\$9,482.00	\$2,073.68	\$11,555.68
318	4,448	696	5,144	\$9,469.17	\$2,070.46	\$11,539.63
319*	4,461	695	5,156	\$9,491.17	\$2,075.29	\$11,566.46
320	4,450	693	5,143	\$9,427.83	\$2,070.06	\$11,497.89

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



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](mailto:braden@davieshall.ca) [steve@davieshall.ca](mailto:steve@davieshall.ca)  
 Website: [www.davieshall.ca](http://www.davieshall.ca)





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