FOR LEASE

GOLDEN EARS BUSINESS PARK

INDUSTRIAL OFFICE/WAREHOUSE

4,900 sq. ft. to 10,050 sq. ft.



ONLY 2 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 Website: www.davieshall.ca

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

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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:

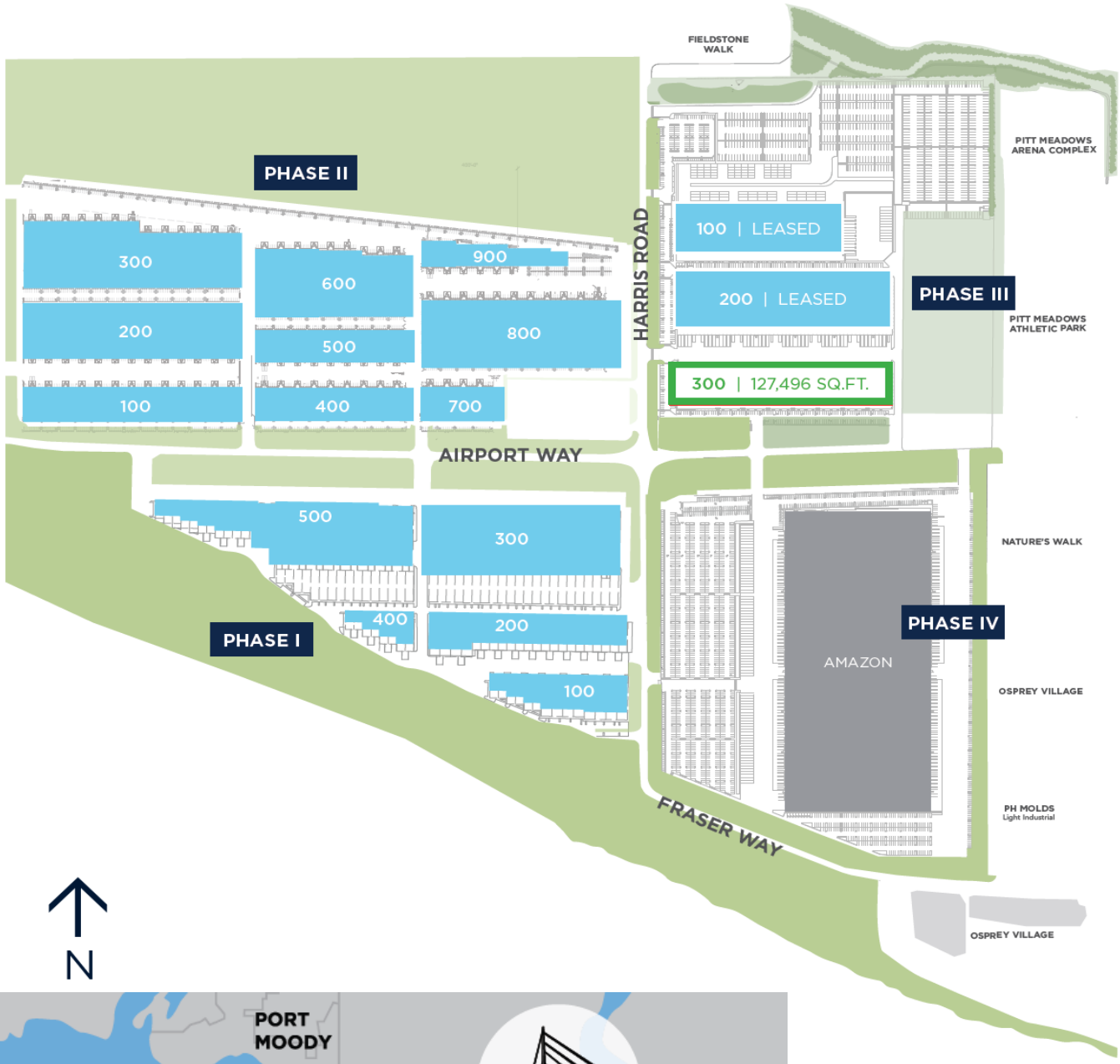
$22.00 per square foot per year triple net plus GST – see attached schedule

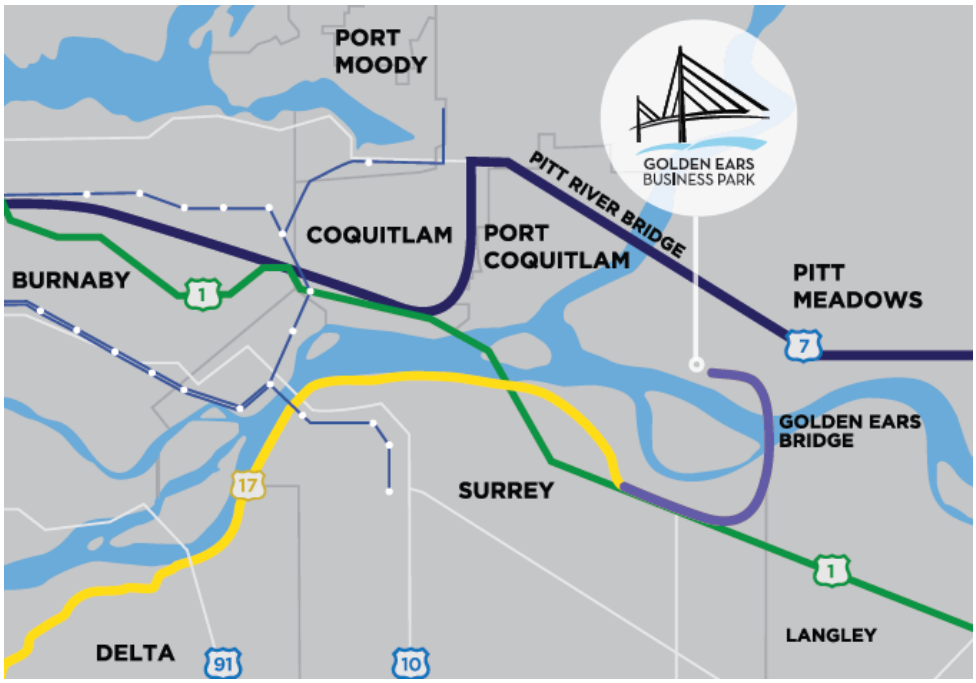
AVAILABLE:

Immediately

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MASTER SITE PLAN

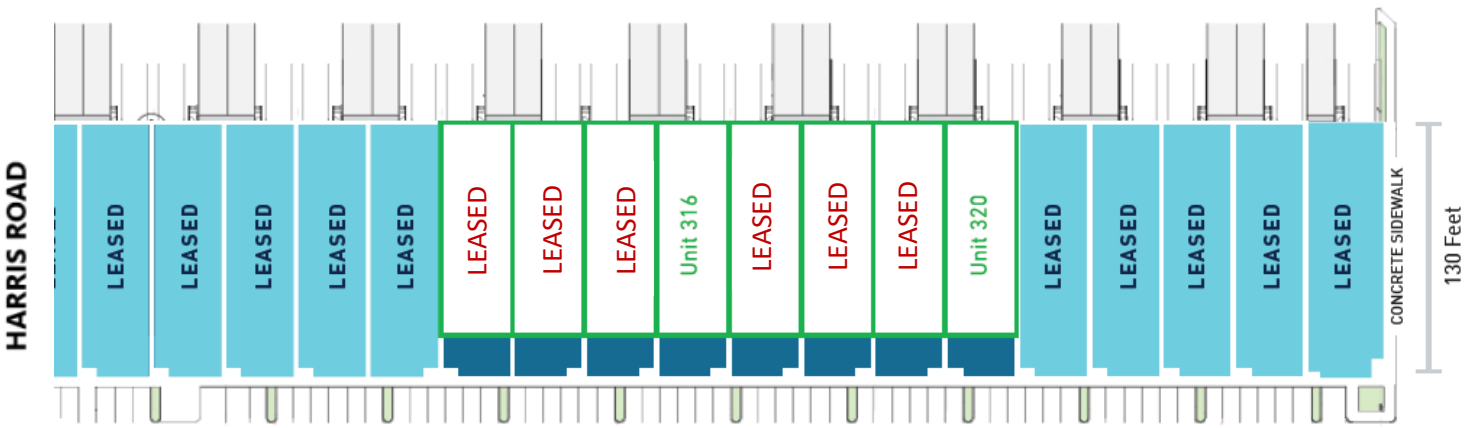




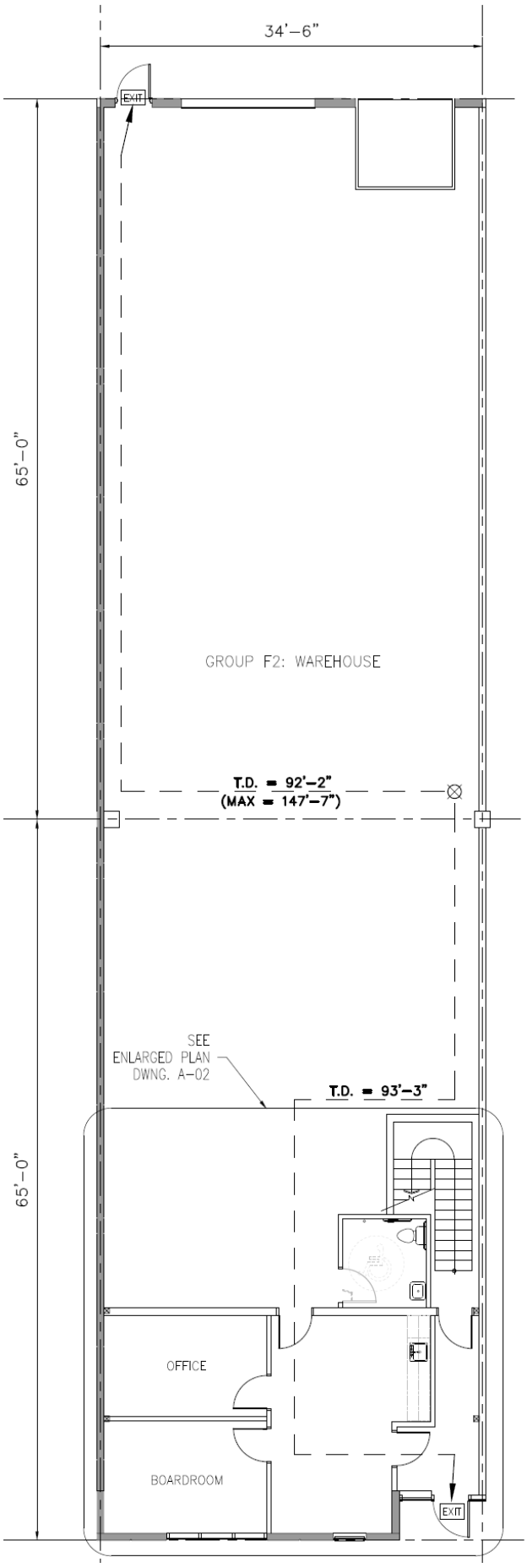
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BUILDING 300 – PHASE III
19265 AIRPORT WAY, PITT MEADOWS, BC
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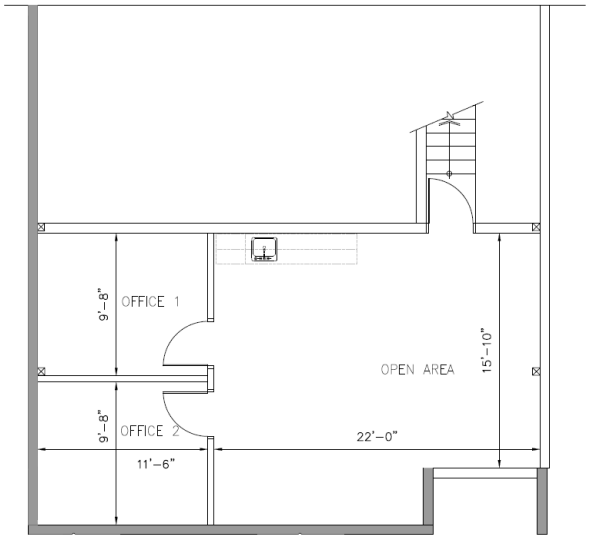
UNIT #	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL USEABLE SQ. FT.	TOTAL RENTABLE SQ. FT.	LEASE RATE PER MONTH plus GST	OP COSTS & PROPERTY TAXES PER MONTH plus GST	TOTAL PER MONTH plus GST
~~313~~	~~4,453~~	~~694~~	~~5,147~~	*LEASED*	*LEASED*	*LEASED*	*LEASED*
~~314~~	~~4,186~~	~~696~~	~~4,882~~	*LEASED*	*LEASED*	*LEASED*	*LEASED*
~~315~~	~~4,208~~	~~695~~	~~4,903~~	*LEASED*	*LEASED*	*LEASED*	*LEASED*
316	4,452	695	5,147	**5,168**	$9,474.67	$2,812.25*	**$12,286.92**
~~317~~	~~4,456~~	~~696~~	~~5,152~~	*LEASED*	*LEASED*	*LEASED*	*LEASED*
~~318~~	~~4,448~~	~~696~~	~~5,144~~	*LEASED*	*LEASED*	*LEASED*	*LEASED*
~~319~~**	~~4,461~~	~~695~~	~~5,156~~	*LEASED*	*LEASED*	*LEASED*	*LEASED*
320	4,450	693	5,143	**5,164**	$9,467.33	$2,810.08*	**$12,277.41**

**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"