

# CLASS-A INDUSTRIAL SPACE FOR LEASE

FROM 40,000 - 366,865 SF

19755 & 19757 WHARF STREET, PITT MEADOWS



**EAGLE  
MEADOWS  
LOGISTICS PARK**

**COMING  
SOON**

READY FOR  
OCCUPANCY  
Q3 2027

# OPPORTUNITY & LOCATION

**Eagle Meadows Logistics Park (EMLP)** is a brand new, tier-1 industrial business park, designed to provide optimum logistics efficiency, flexibility, and connectivity. **Construction is underway with completion scheduled for Q3 2027.**

Eagle Meadows Logistics Park is located in Pitt Meadows immediately west of the Golden Ears Bridge and within a 10-minute drive from Port Kells, the Trans-Canada Highway and the South Fraser Perimeter Road. This location benefits from amenities and positive local workforce demographics. Nearby transit options and proximity to large communities south of the Fraser River solidify EMLP as a sought-after logistics-centric location.



# FEATURES

- Insulated concrete tilt up construction with extensive energy efficient glazing
- 8" reinforced concrete slab
- 36' clear ceilings
- Extensive dock loading with 40,000 psf hydraulic levelers and canopies c/w soffit lighting
- 2 grade loading doors per building
- Heavy duty asphalt paving in truck maneuvering areas
- 60' deep reinforced concrete dock apron
- ESFR sprinklers
- High efficiency LED lighting
- 1600 amp, 3 phase power service per building
- Professionally landscaped for a campus-like setting on the banks of the Fraser River

# ZONING

EMLP features flexible business park zoning and is ideally suited for logistics and distribution, e-commerce and last-mile operations, warehousing, and light manufacturing.

# BUILDING AREA BREAKDOWN

## BUILDING 1

Warehouse:	Up to 172,092 SF
Office:	To Suit

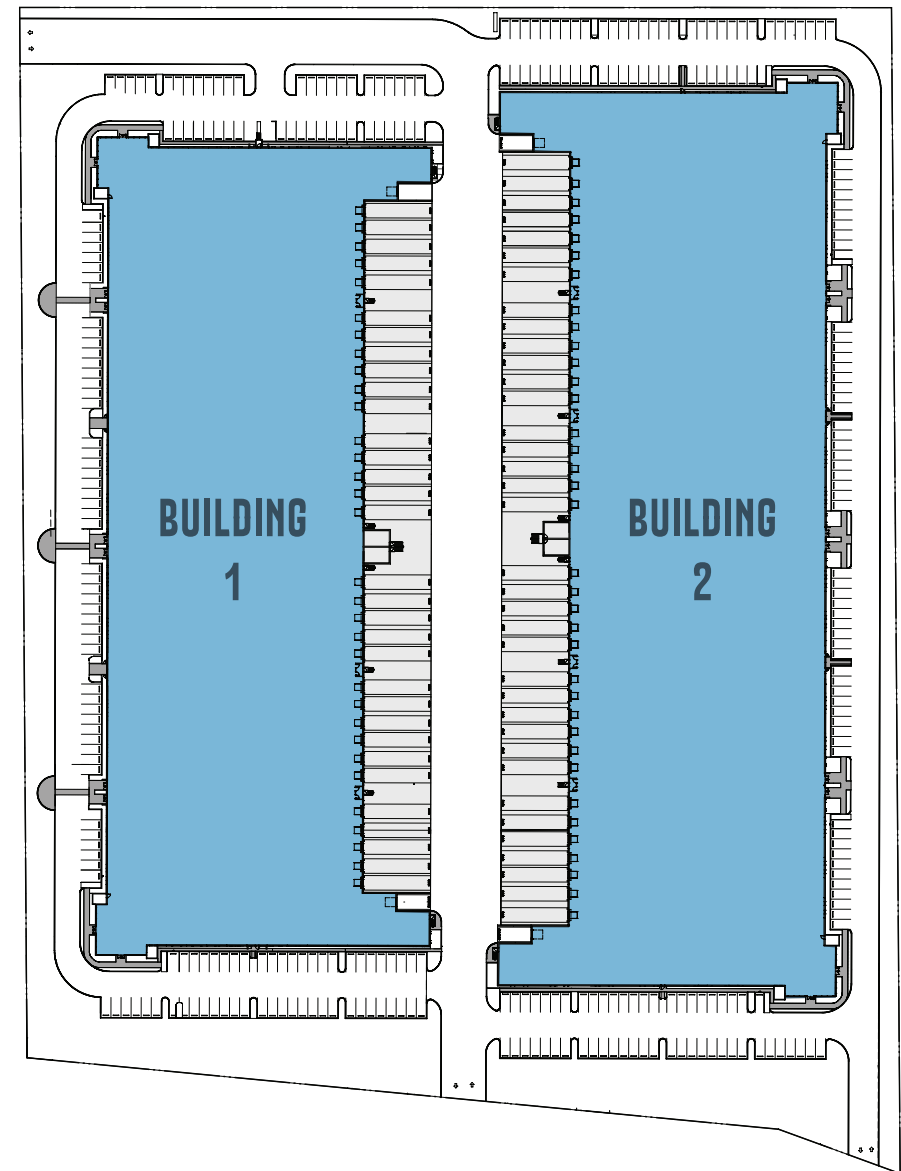
## BUILDING 2

Warehouse:	Up to 194,773 SF
Office:	To Suit

**TOTAL:** 366,865 SF\*

\*With flexible unit sizes available starting from 40,000 SF

BONSON ROAD



## CHRIS MORRISON

Executive Vice President  
Personal Real Estate Corporation  
604 807 7811  
Chris.Morrison@colliers.com

## ANDREW LORD

Executive Vice President  
Personal Real Estate Corporation  
604 377 7949  
Andrew.Lord@colliers.com

## PAT PHILLIPS

Senior Vice President  
Personal Real Estate Corporation  
647 464 3618  
Pat.Phillips@colliers.com

With construction now  
underway, watch  
for more exciting  
updates soon!

# EAGLE MEADOWS LOGISTICS PARK

**EDC** BUILDING  
TODAY FOR  
TOMORROW

**SHAPE**

**WM** WALES  
MCLELLAND  
CONSTRUCTION



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