

FOR LEASE

Premium small-bay and large-bay warehouse space

19100 & 19055 Airport Way, Pitt Meadows



GOLDEN EARS
BUSINESS
PARK



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onni
group

**AVISON
YOUNG**

OPPORTUNITY

To lease premium small-bay and large-bay warehouse space within Phase 1 and Phase 2 of Onni's state-of-the-art Golden Ears Business Park.

Designed for operational efficiency, each building offers a highly functional layout with both dock and grade loading across unit configurations, all professionally managed for a seamless tenant experience. Benefit from superior transportation access in an unmatched Golden Ears setting.



Quality construction, attractive landscaping, and prominent signage opportunities



Situated immediately north of the Fraser River and next to the 10 km Pitt River Regional Trail System



Efficient layouts with ample parking



Superior transportation access in an unmatched setting



Phase 2
19055 Airport Way, Pitt Meadows



Phase 1
19100 Airport Way, Pitt Meadows

DETAILS

ADDRESSES

Phase 1 - 19100 Airport Way, Pitt Meadows
Phase 2 - 19055 Airport Way, Pitt Meadows

ADDITIONAL RENT*:

Phase 1 - \$4.63 psf (2026)
Phase 2 - \$4.09 psf (2026)

**Does not include management fees*

YEAR BUILT

2013/2014

CEILING HEIGHT

26' - 32' clear

CONSTRUCTION

- Tier-1 distribution facilities
- Energy efficient concrete tilt-up construction
- 120' loading court
- Extensive glazing and landscaping

LOADING

- Dock and grade loading
- 40,000 lb hydraulic levellers on some dock doors
- Electrical conduits available for truck lights
- Truck loading areas paved with heavy-duty asphalt
- Dock bumpers
- Concrete apron

FLOOR LOAD CAPACITY

500 lbs psf and reinforced concrete slab

SPRINKLER SYSTEM

ESFR sprinkler system

LIGHTING

T5HO fluorescent lighting

ZONING

I-3 (Light Industrial Business Park)

Phase 1 - 19100 Airport Way, Pitt Meadows

1



Unit	Warehouse	Office	Total	Loading	Availability	Pricing
205	4,553 sf	-	4,553 sf	One (1) dock One (1) grade	Immediately	\$18.00 psf
214 - 215	Opportunities from 4,340 sf - 8,893 sf			One (1) dock One (1) grade per bay	Immediately	\$17.00 psf - \$18.00 psf*
216 - 217	9,150 sf	-	9,150 sf		Under contract	
218 - 220	Opportunities from 4,600 sf - 18,620 sf			One (1) dock One (1) grade per bay	Immediately	\$17.00 psf - \$18.00 psf*
304	19,670 sf	498 sf	20,168 sf	Three (3) dock One (1) grade	30 days notice	\$18.50 psf

*Pricing depends on whether the units are leased as one combined space or as separate demised units.



■ AVAILABLE
■ UNDER CONTRACT
■ LEASED

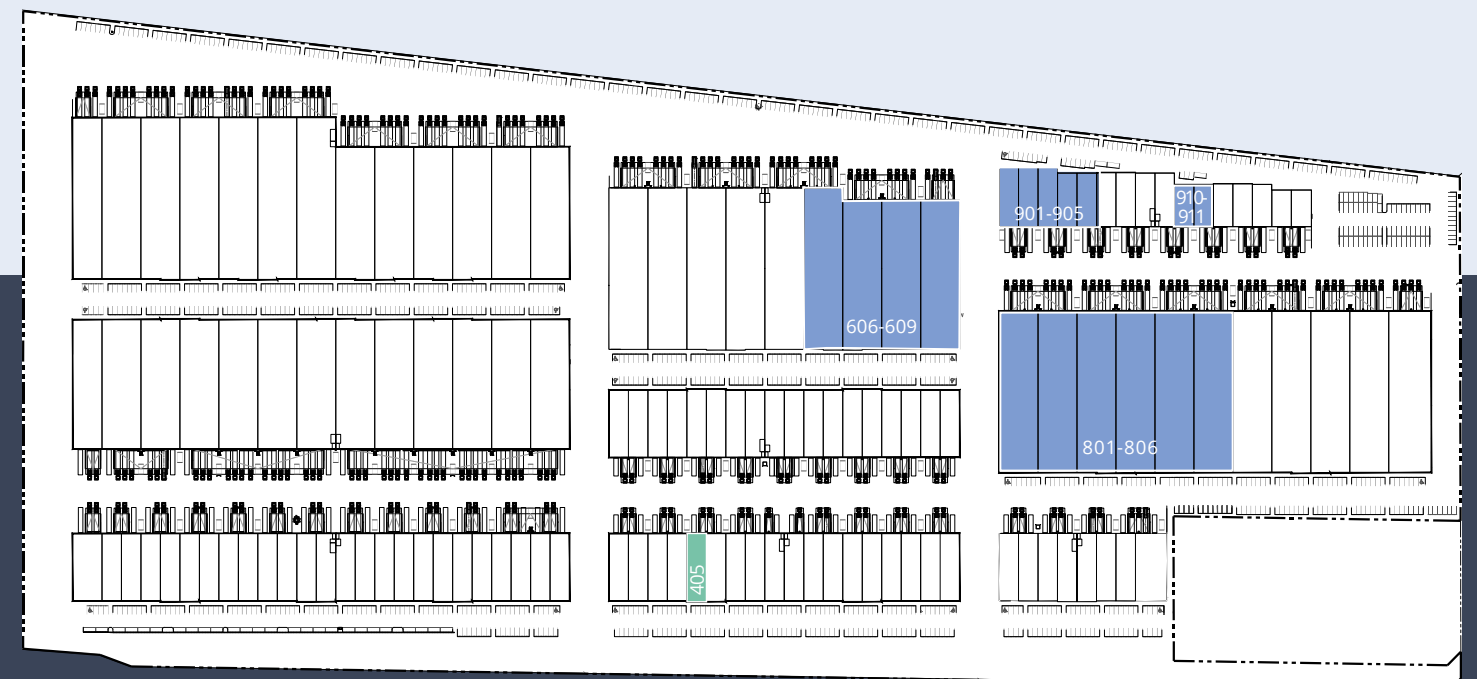
Phase 2 - 19055 Airport Way, Pitt Meadows

2



Unit	Warehouse	Office	Total	Loading	Availability	Promotional rates
405	4,142 sf	40 sf	4,222 sf	One (1) dock One (1) grade	Under contract	
606-607*	38,390 sf	-	38,390 sf	Six (6) dock Two (2) grade	Immediately	\$15.00 psf
608-609*	36,192 sf	500 sf	36,692 sf	Six (6) dock Two (2) grade	Immediately	\$15.00 psf
801-806	99,691 sf	19,615 sf	119,306 sf	Eighteen (18) dock Five (5) grade	Immediately	\$17.00 psf
901-905	17,018 sf	463 sf	17,481 sf	Five (5) dock Five (5) grade	Immediately	\$20.95 psf
910-911	5,242 sf	-	5,242 sf	Two (2) dock Two (2) grade	May 1, 2026	\$20.95 psf

*606-609 can be combined into a contiguous space totaling 75,582 sf

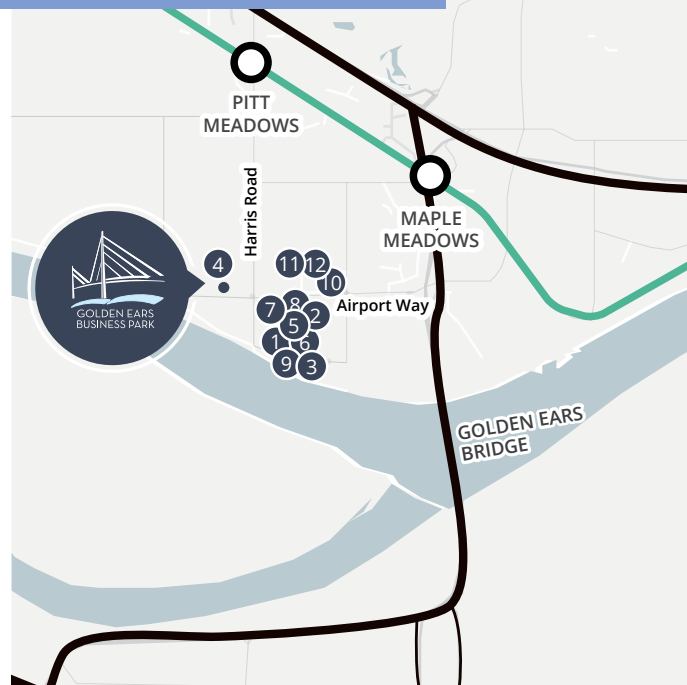


LOCATION

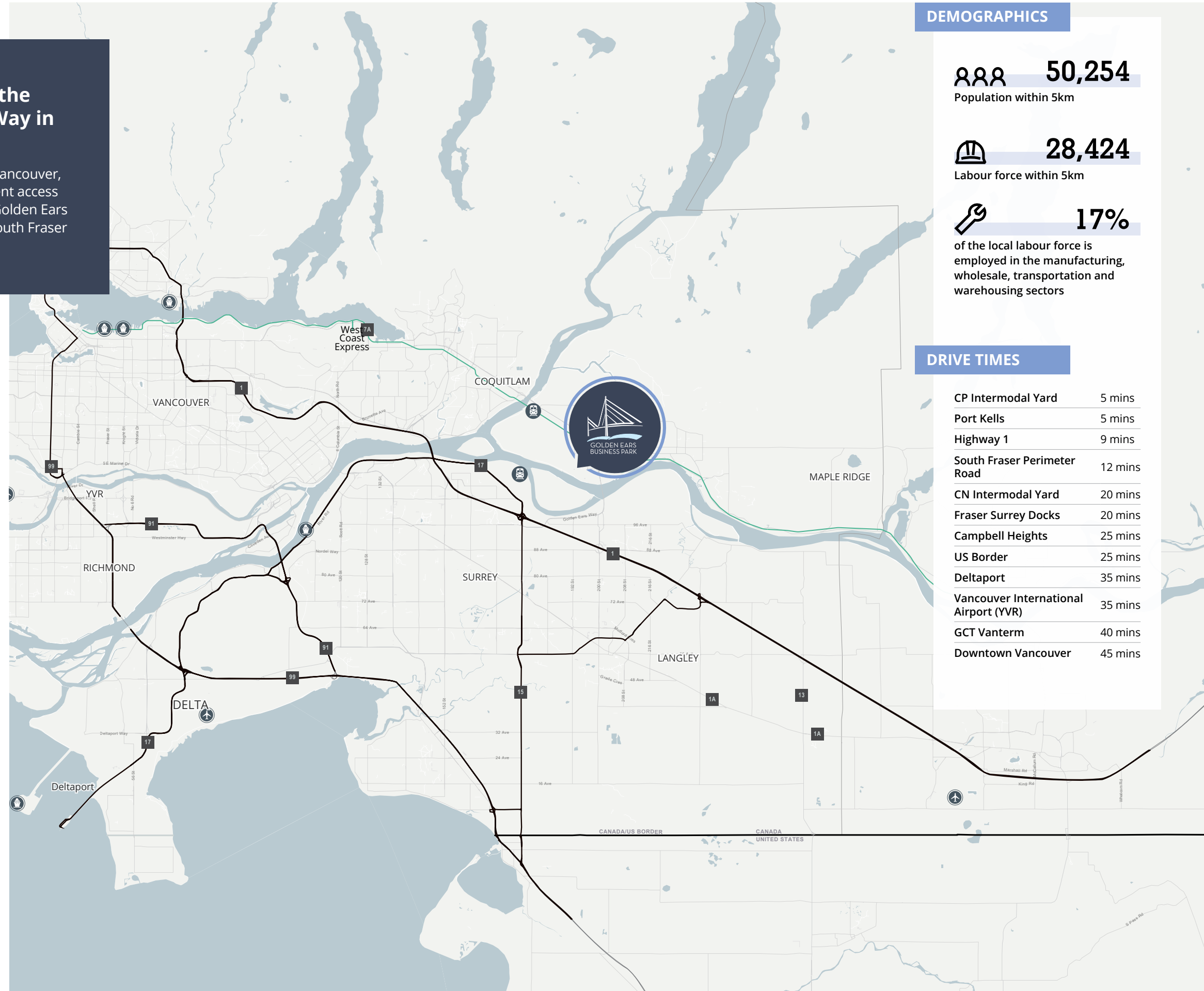
Golden Ears Business Park is situated at the intersection of Harris Road and Airport Way in Pitt Meadows.

Nestled between the fastest-growing municipalities in Metro Vancouver, this master-planned, large-scale business park offers convenient access to rail, air, port and border distribution points via the nearby Golden Ears Bridge, Lougheed Highway, Trans-Canada Highway, and the South Fraser Perimeter Road.

NEIGHBOURHOOD AMENITIES



1. Stomping Grounds Coffee
2. Village Botanicals
3. Waterfront Commons Park
4. Pitt River Regional Greenway
5. Sweet Tooth Creamery
6. South Bonson Community Centre
7. Coastal Collective Gift Shop
8. Honey & Ash
9. Shoreline Park
10. Pitt Meadows Athletic Park
11. Pitt Meadows Arena Complex
12. Storm Tennis and Pickle Ball Courts



DEMOGRAPHICS

50,254
Population within 5km

28,424
Labour force within 5km

17%
of the local labour force is employed in the manufacturing, wholesale, transportation and warehousing sectors

DRIVE TIMES

CP Intermodal Yard	5 mins
Port Kells	5 mins
Highway 1	9 mins
South Fraser Perimeter Road	12 mins
CN Intermodal Yard	20 mins
Fraser Surrey Docks	20 mins
Campbell Heights	25 mins
US Border	25 mins
Deltaport	35 mins
Vancouver International Airport (YVR)	35 mins
GCT Vanterm	40 mins
Downtown Vancouver	45 mins



Contact for more information

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