

INDUSTRIAL



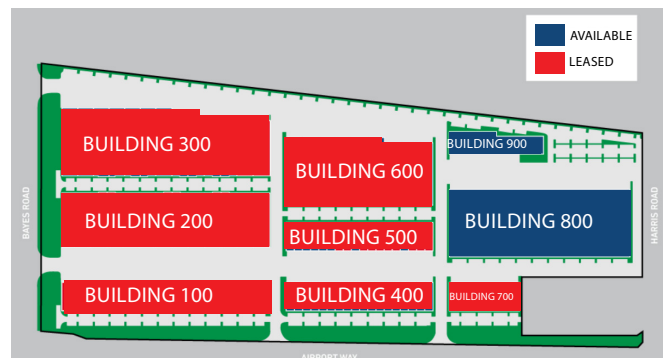
GOLDEN EARS BUSINESS PARK PHASE 2 - 19055 AIRPORT WAY, PITT MEADOWS (ONLY 2 BUILDINGS REMAINING!)



BUILDING FEATURES

- Flexible unit sizes from 4,200 SF to 220,601 SF
- 70' column spacing
- 32' clear ceiling height
- Energy efficient, T5HO lighting on motion sensor
- ESFR Sprinkler system
- Dock equipment includes hydraulic levelers, bumpers, canopies and concrete apron
- Energy efficient, insulated tilt-up panel construction
- Dock and grade loading per bay

SAMPLE FLOOR PLAN & AVAILABILITY



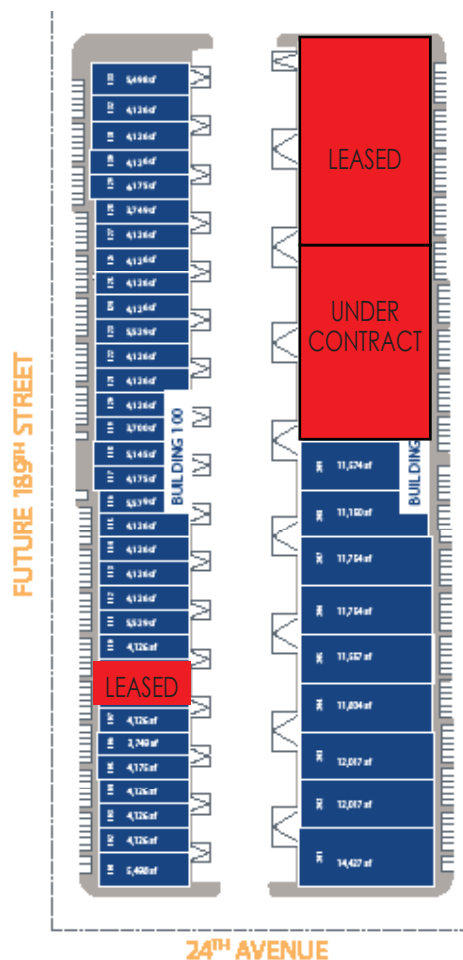
- Building 700 - 16,763 SF - AVAILABLE AUGUST 2018 - **UNDER CONTRACT**
- Building 800 - 220,601 SF - AVAILABLE SEPTEMBER 2019
- Building 900 - 48,375 SF - AVAILABLE SEPTEMBER 2018

RYAN KERR & BEN LUTES
AVISON YOUNG
604.687.7331

**CAMPBELL
HEIGHTS
WEST**
BUSINESS PARK



CAMPBELL HEIGHTS WEST, 18810 24TH AVE, SURREY, BC



- Building 100 and 200 (346,900 SF in total)
- Flexible unit sizes from 4,000 SF to 202,100 SF
- 200A, 3 phase electrical service per unit
- 32' clear ceiling height
- Energy efficient, T5HO lighting on motion sensor
- ESFR Sprinkler system
- Dock and grade loading per bay with concrete apron
- Energy efficient, Insulated tilt up panel construction
- Energy efficient, T5HO lighting on motion sensor

- Building 100 - 136,548 SF AVAILABLE | SMALL BAY MULTI-TENANT FACILITY
- Available September 1, 2018
- Demisable by 4,006 SF

- Building 200 - 108,920 SF AVAILABLE | TIER 1 DISTRIBUTION FACILITY
- Available July 1, 2018
- Demisable by 11,525 SF
- 47,530 SF leased
- 45,656 SF under contract

MAT SUNDERLAND, GARTH WHITE & JOE LEHMAN
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PORT COQUITLAM, BC 1533 BROADWAY STREET

#106 - 4,986 SF (3,486 SF warehouse, 800 SF office & 760 SF mezzanine)

Available July 2018

#109 - 4,933 SF (4,233 SF warehouse, 700 SF office & 700 SF mezzanine) —

Available August 2018

UNDER CONTRACT

#110 - 4,271 SF (3,851 SF warehouse, 420 SF office) **UNDER CONTRACT**

- One rear dock and one grade level loading per bay
- Excellent parking in the front and back
- 24' clear ceiling heights
- Concrete tilt construction
- Professionally managed and maintained

PETER HALL, STEVEN HALL & BRADEN HALL
DAVIES/HALL - REMAX
604.718.7300



COQUITLAM, BC 81 GOLDEN DRIVE

#110A - 4,066 SF (3,046 SF warehouse & 1,020 SF office) **LEASED**

- 22' clear ceiling heights
- 3 phase electrical service per unit
- Ample parking
- Dock and grade loading
- Concrete tilt-up construction
- Professionally managed and maintained

BEN LUTES & KYLE BLYTH
AVISON YOUNG
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14521 BURROWS ROAD, RICHMOND BC



BUILDING FEATURES

- 22' clear ceiling height
- Ample parking
- Industrial light zoning
- 250 AMP @ 600 VOLT power
- 9 dock and 2 grade loading doors

AVAILABILITY

- 68,142 SF of distribution/manufacturing space
- Consisting of 58,295 SF warehouse, 4,237 SF 1st floor office and 5,611 SF 2nd floor office
- Additional 40,000 SF secure yard
- Available July 1, 2018

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