

INDUSTRIAL



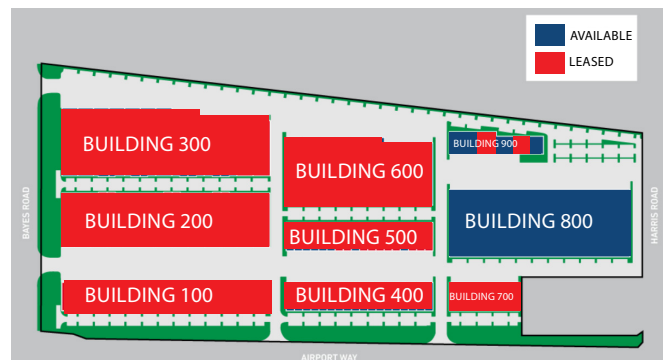
GOLDEN EARS BUSINESS PARK PHASE 2 - 19055 AIRPORT WAY, PITT MEADOWS



BUILDING FEATURES

- Flexible unit sizes from 2,596 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

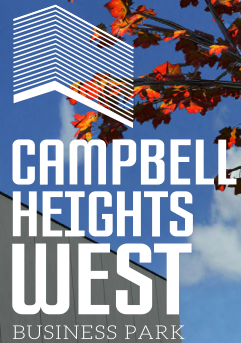
SAMPLE FLOOR PLAN & AVAILABILITY



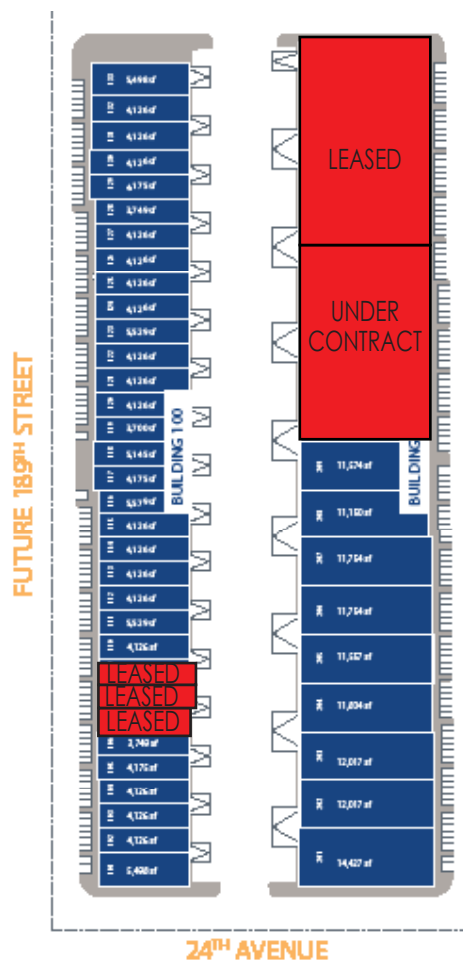
- Building 800 - 220,601 SF - AVAILABLE SEPTEMBER 2019
- Building 900 - 30,583 SF - AVAILABLE OCTOBER 2018

RYAN KERR & BEN LUTES
AVISON YOUNG
604.687.7331

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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 - 128,296 SF AVAILABLE | SMALL BAY MULTI-TENANT FACILITY
- Available November 1, 2018
- Demisable by 4,006 SF

- Building 200 - 108,920 SF AVAILABLE | TIER 1 DISTRIBUTION FACILITY
- Available Immediately
- 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 Immediately

- 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



PORT COQUITLAM, BC
1525 BROADWAY STREET

#103 - 4,200 SF - Available Immediately - Shell, 2 dock doors

- Excellent parking at front and back
- 24' clear ceiling heights
- Professionally managed and maintained

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



PORT COQUITLAM, BC
1776 BROADWAY STREET

#108 - 2,589 SF - Available August 1, 2018 - dock loading
#120 - 2,589 SF - Available Immediately - dock loading

- Excellent parking in front and back
- 20' clear ceiling heights
- Overhead unit gas heater
- Concrete tilt construction

PETER HALL, STEVEN HALL & BRADEN HALL
DAVIES/HALL - REMAX
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LANGLEY, BC
27090 GLOUCESTER WAY

#101A - 2,962 SF (2,262 SF warehouse, 700 SF office) Available October 1, 2018

- 26' ceilings
- 3 phase electrical service
- ESFR sprinkler system
- One (1) dock loading door
- One (1) grade loading door

JOHN EAKIN
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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
- Building can be demised
- Available Immediately **UNDER CONTRACT**

JONATHAN JESSEBI
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