



GOLDEN EARS BUSINESS PARK



Phase II

New Large-Bay Generation Distribution Facilities at Golden Ears Business Park Phase II

Ryan Kerr*, Principal
604.647.5094
ryan.kerr@avisonyoung.com
** Personal Real Estate Corporation*

Ben Lutes, Vice President
604.646.8382
ben.lutes@avisonyoung.com



WWW.GEBP.CA

E & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C.) Inc.; DBA, Avison Young. All measurements quoted herein are approximate.

Opportunity:

Avison Young is excited to present the opportunity to lease large bay, tier-1 distribution space in Phase II of The ONNI Group's Golden Ears Business Park. There was over 560,000 square feet under construction in 2016 alone, and the park will eventually feature up to 4 million square feet of prime distribution inventory on 200 Acres. Building 600 has just completed construction and is ready for fixturing, offering users large format opportunities starting at 18,869 square feet.

PHASE II Rates & Specifications

Address

19055 Airport Way, Pitt Meadows

Rental Rates (Building 600 & 300)

\$7.95 Basic Rent psf, net (shell)

Additional Rent

\$2.23 per square foot (2017)

**Does not include management fees*

Occupancy

Building 600: Immediately

Ceiling Height

32' clear

Construction

- Extensive glazing & landscaping
- Energy efficient insulated concrete tilt-up panels

Office Space

- Custom designed office space
- High quality furnishings

Loading

- Dock & grade loading per bay
- Canopies & 40,000 lb. hydraulic levelers on 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
- Reinforced concrete slab

Sprinkler System

ESFR Sprinkler System for class I-IV products

Lighting

Energy efficient T-5 HO lights on motion sensors

Electrical

200 Amp, 3 Phase Power

Zoning

I-3 Light Industrial Business Park

Location

Situated at the intersection of Harris Road and Airport Way in Pitt Meadows, Golden Ears Business Park is a strategically located, large-scale business park offering unrivalled on-site and natural amenities. Nestled along the north banks of the Fraser River in Pitt Meadows, just 3 minutes west of Golden Ears bridge and **5 minutes north of Port Kells**, the Park boasts convenient access to highway, rail, air, port and border distribution points in Metro Vancouver. Golden Ears Business Park is mere **minutes to Lougheed Highway**, TransCanada Highway and South Fraser Perimeter Road, and is situated between the fastest growing municipalities in Metro Vancouver. Your business gains a competitive edge through improved transportation efficiencies, operational cost advantages and workforce proximity.

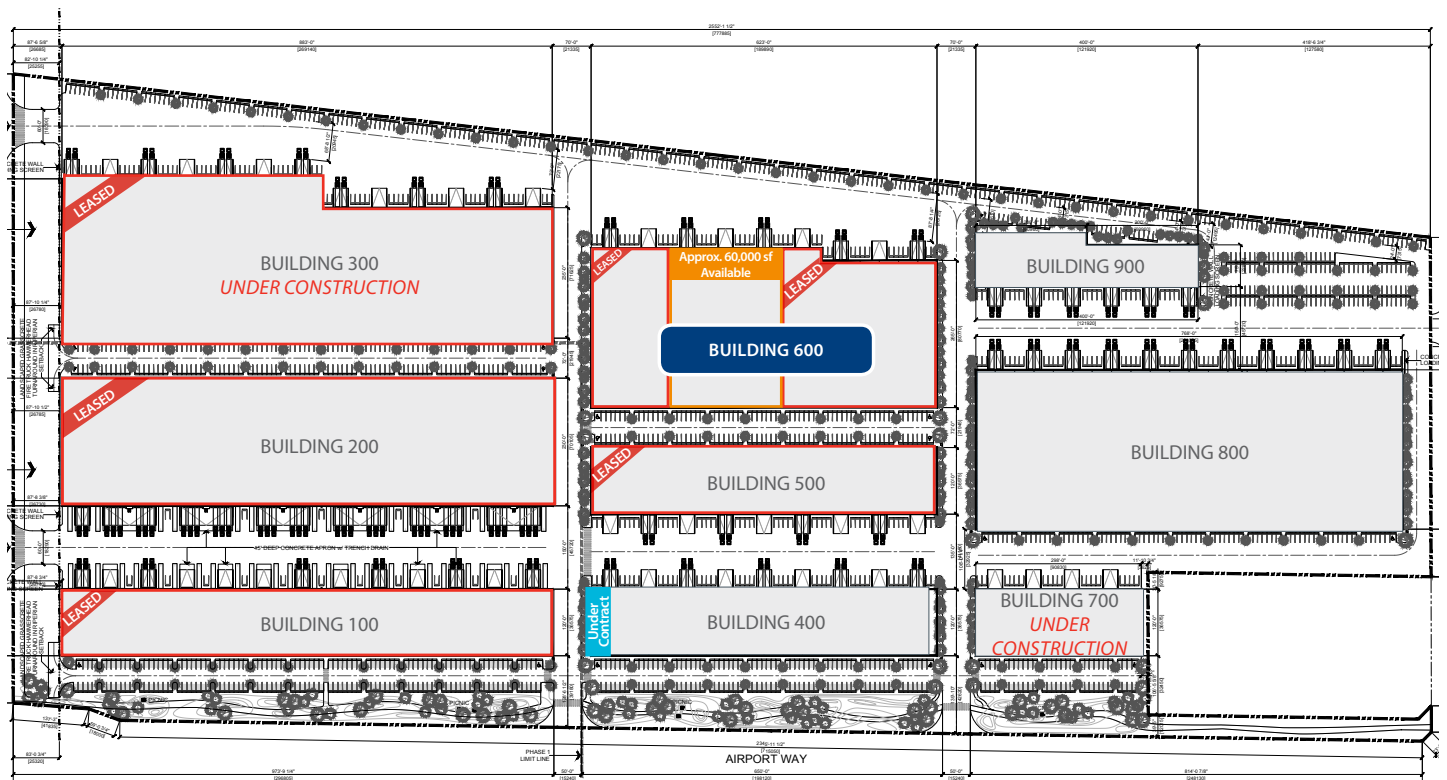
Features of Golden Ears Business Park

- Quality construction, attractive landscaping and prominent signage opportunities
- Efficient layouts with ample parking
- Custom office design and sustainable options
- New generation energy efficient ONNI design & versatility
- Situated immediately north of the Fraser River and next to the 10km Pitt River Regional Trail system
- Superior transportation access in an unmatched park setting
- Exceptional Tenant roster includes:





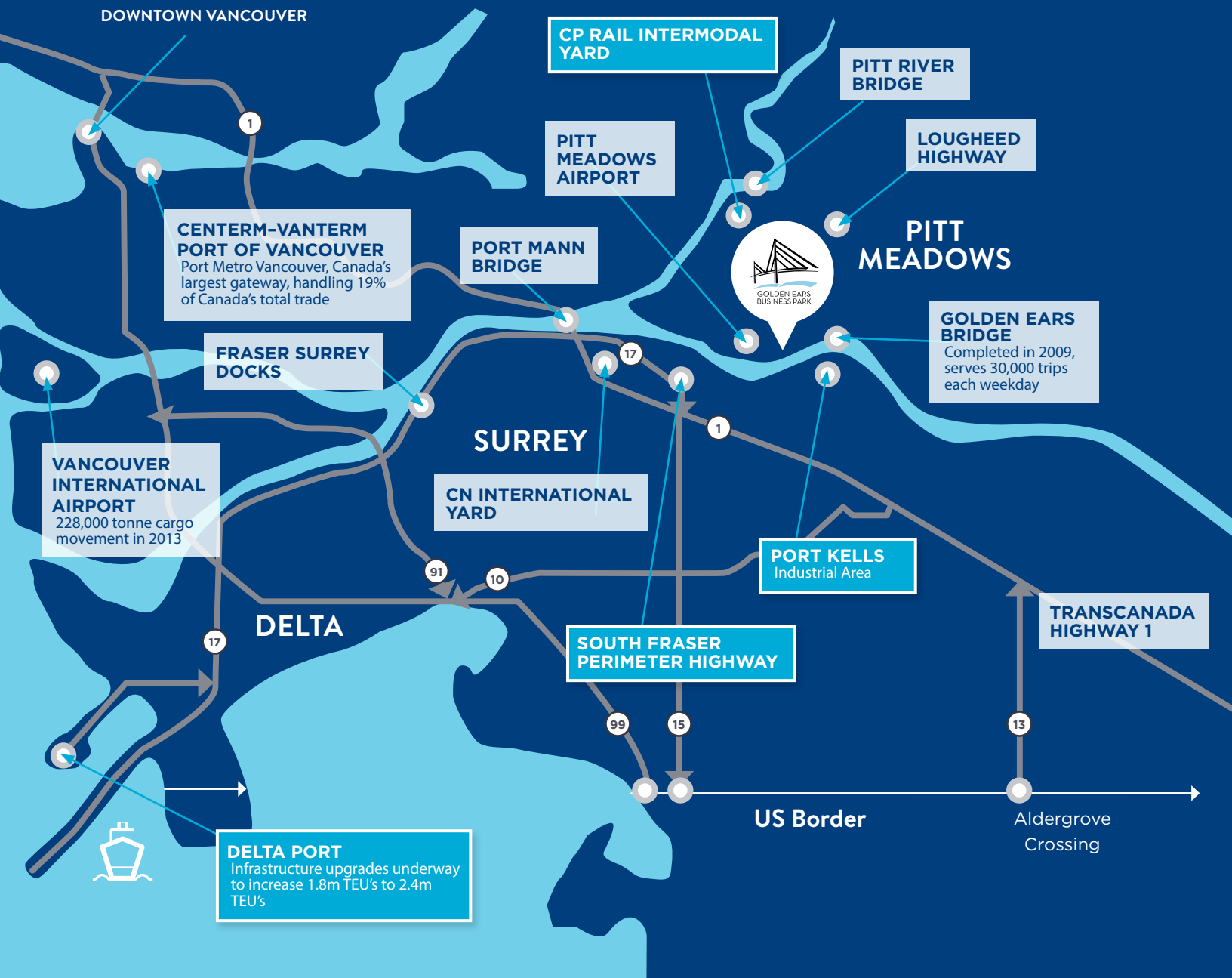
Site Plan



Large Bay Opportunities

Building 600: 174,423 sf
 Bays starting at 19,869 - 59,699 sf
 Available Immediately

Building 300: 232,191 sf
FULLY LEASED



Avison Young
 #2900-1055 W. Georgia Street
 Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada



avisonyoung.com

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