FOR LEASE

AVAILABLE Q1 2023

Golden Ears Business Park Phase III

BUILDING 300 - 19265 Airport Way

OPPORTUNITY TO LEASE 4,800 - 125,000 SQ.FT. OF NEW BUILD SMALL BAY INDUSTRIAL WAREHOUSE

FOR LEASING INQUIRIES:

PETER MCFETRIDGE, VP of Leasing
604.868.3274 | pmcfetridge@onni.com

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LOCATION

Golden Ears business Park is ideally located within minutes of the Trans-Canada Highway, Lougheed Highway and South Perimeter Road and an abundance of amenities in the area.

EXECUTIVE SUMMARY

Units & SQ.FT.*

Ground Floor	4,240-4,459 SQ.FT.
Mezzanine	600 SQ.FT.
Availability Date	Q1 2023
Zoning	I-3, Light Industrial Business Park
Rental Rates	Please inquire with the Leasing Manager

*unit measurements are approximate and subject to final survey

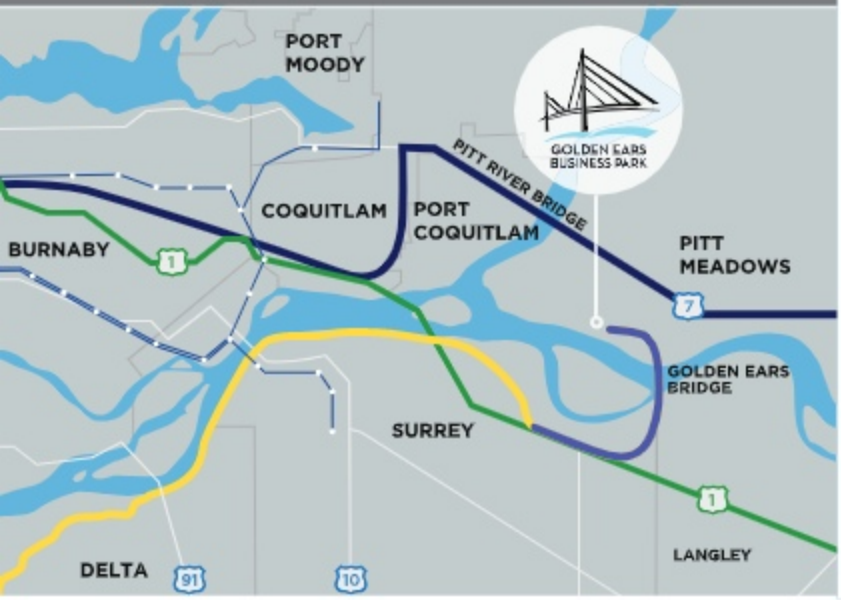
UNIT FEATURES

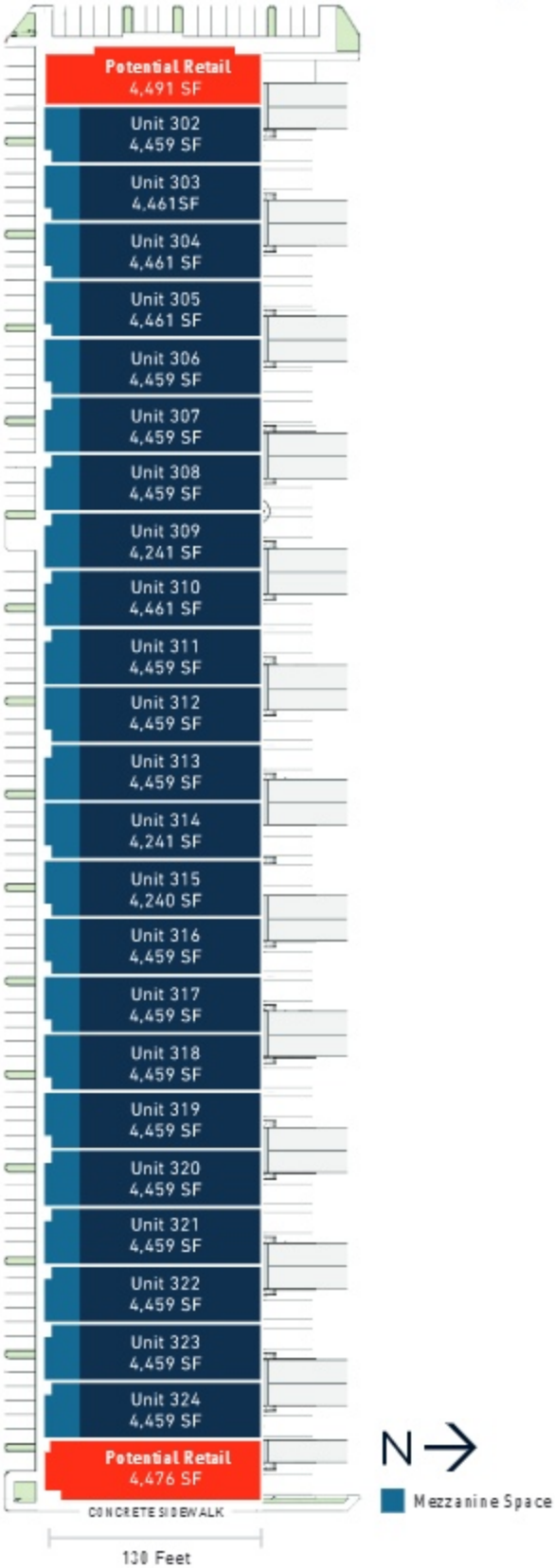
- 32' ceilings
- ESFR sprinklers
- 3-phase power
- Custom office build out available
- One (1) dock loading per unit
- One (1) grade loading per unit

35 MINS TO VANCOUVER INT. AIRPORT

45 MINS TO DOWNTOWN VANCOUVER

25 MINS TO USA/CANADA BORDER





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Developer reserves the right to make modifications to floorplans, project design, materials, features and specifications without notification. All maps, renderings and illustrations reflect the artist's interpretation of the project only and may differ from the final product. E. & O. E.

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MASTER SITE PLAN

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