

# FOR LEASE



AVAILABLE  
Q2 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](mailto:pmcfetridge@onni.com)

**ONNI.COM**

# 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 Q2 2023

Zoning I-3, Light Industrial Business Park

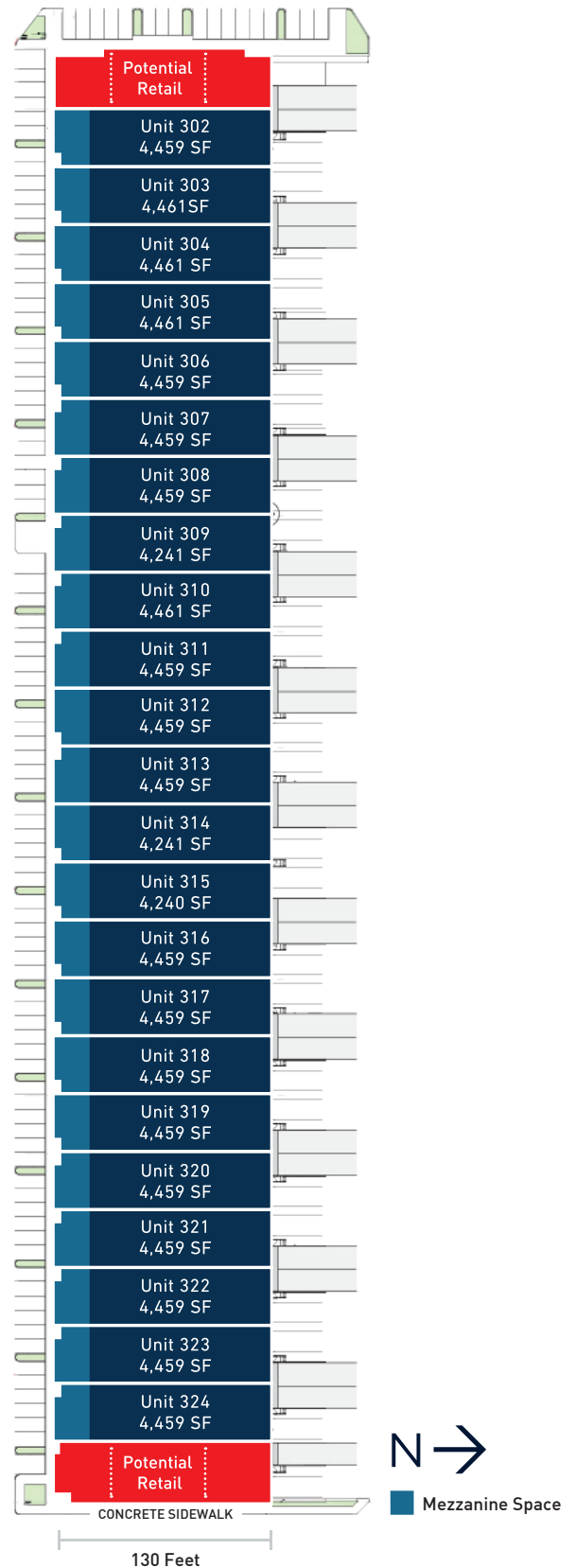
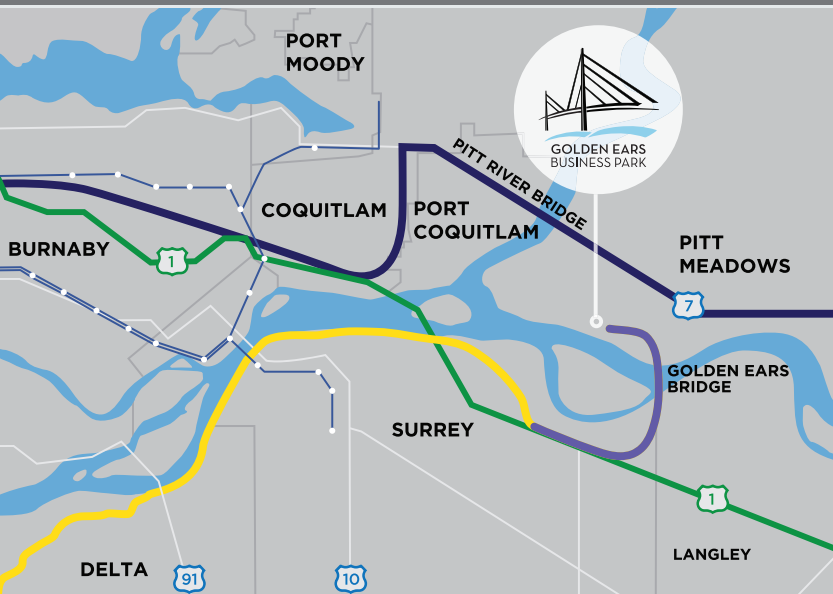
Rental Rates Please inquire with the Leasing Manager

\*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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