



**GOLDEN EARS
BUSINESS PARK**

GOLDEN OPPORTUNITY

Golden Ears Business Park presents 200 acres of prime industrial land with 1.8 million sq.ft of existing construction and over 2 million sq.ft still to come. Phase 3 construction is underway with leasing opportunities in brand new tier one multi-tenant buildings.



METRO VANCOUVER’S BEST LARGE SCALE INDUSTRIAL OPPORTUNITY

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.
- Golden Ears Business Park is mere minutes to Lougheed Highway, TransCanada Highway and South Fraser Perimeter Road.

QUALITY BASE BUILDING SPECIFICATIONS

- | | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ceiling Height: | 32’ Clear |
| Loading: | Dock and Grade Loading per bay
40,000 lb hydraulic levelers on dock doors
Dock bumpers
Concrete apron
Floor Load Capacity - Reinforced concrete slab allows for 500 lbs per sq.ft. |
| Sprinkler System: | ESFR Sprinkler System |
| Lighting: | LED lighting |

CURRENT STATUS

- Phase 1 - Complete, Fully-Leased
- Phase 2 - Complete, Fully-Leased
- Phase 3 - Under Construction — Now Leasing
- Phase 4 - Future Release

NESTLED BETWEEN THE REGION'S FASTEST GROWING COMMUNITIES

Bound by the Tri-Cities to the west, Maple Ridge to the east and within close proximity to the Fraser Valley, Golden Ears Business Park is surrounded by the region's fastest growing communities.

From 2015 - 2020 the Tri-Cities' population increased by an astounding 4.82%. Pitt Meadows and Maple Ridge increased by a combined 8.34%. These regions are growing at a rate more rapid than Vancouver, Richmond and Burnaby.

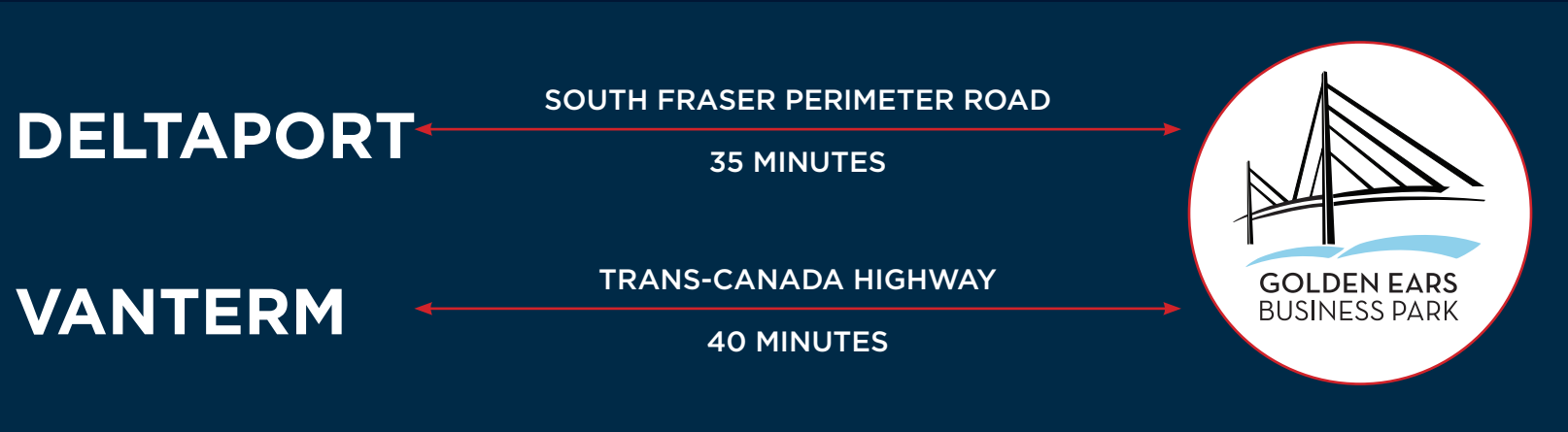
33.9% Of Metro Vancouver and Fraser Valley's work force live within proximity*

697,818 The combined population of the Tri-Cities, Fraser Valley, Maple Ridge & Pitt Meadows*

27.7% Of regional growth was within Tri-Cities, Fraser Valley, Maple Ridge and Pitt Meadows*

DIRECTLY CONNECTED TO THE REGION'S LARGEST PORTS

Port Metro Vancouver is the busiest port in Canada and the fourth largest tonnage port in North America. Deltaport and Vanterm handle 70% of the containerized cargo that moves through Port Metro Vancouver and are located just 35 and 40 minutes from Golden Ears Business Park respectively.



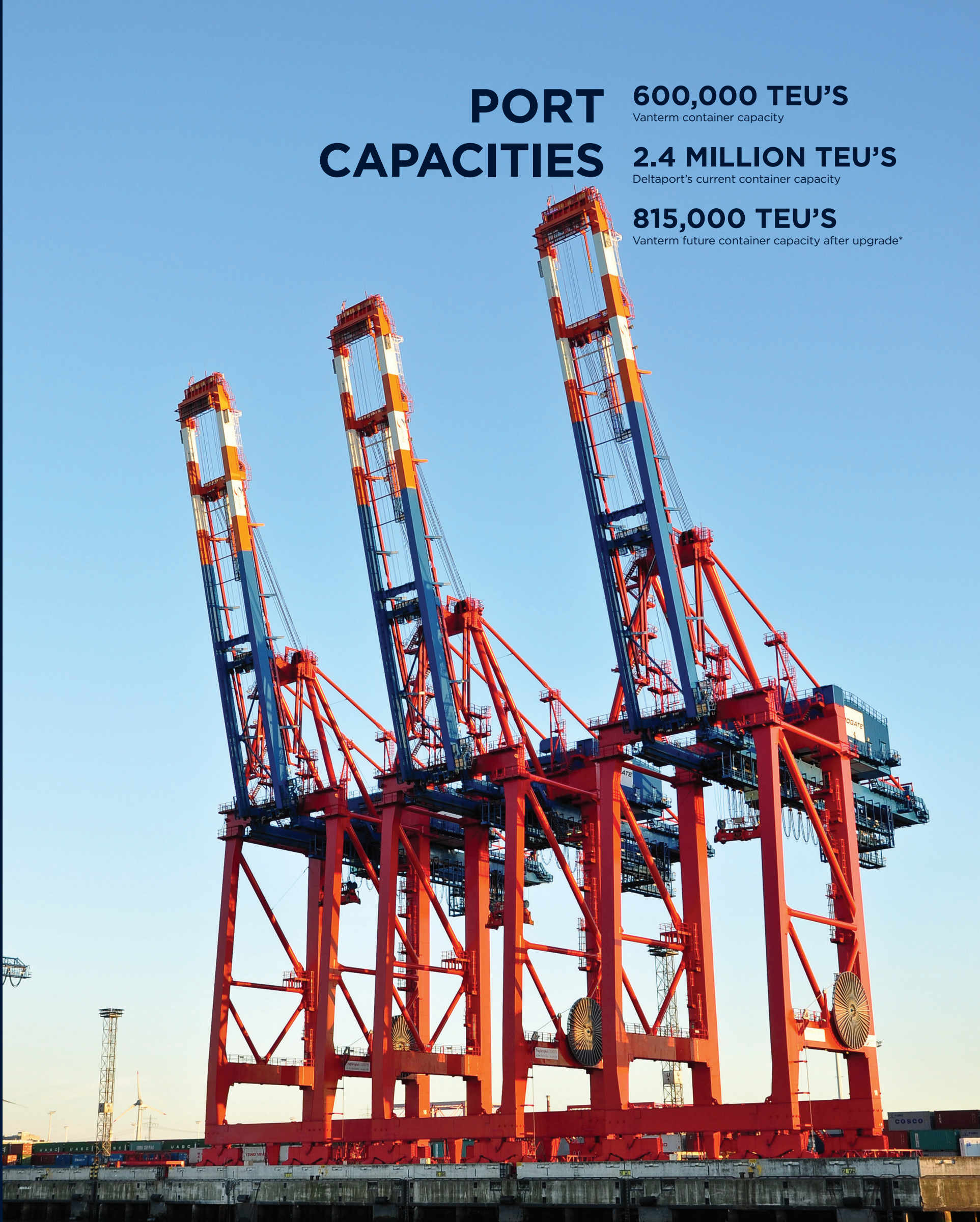
Demographic Analysis Section, BC Stats
Ministry of Job, Trade and Technology
Government of British Columbia

PORT CAPACITIES

600,000 TEU'S
Vanterm container capacity

2.4 MILLION TEU'S
Deltaport's current container capacity

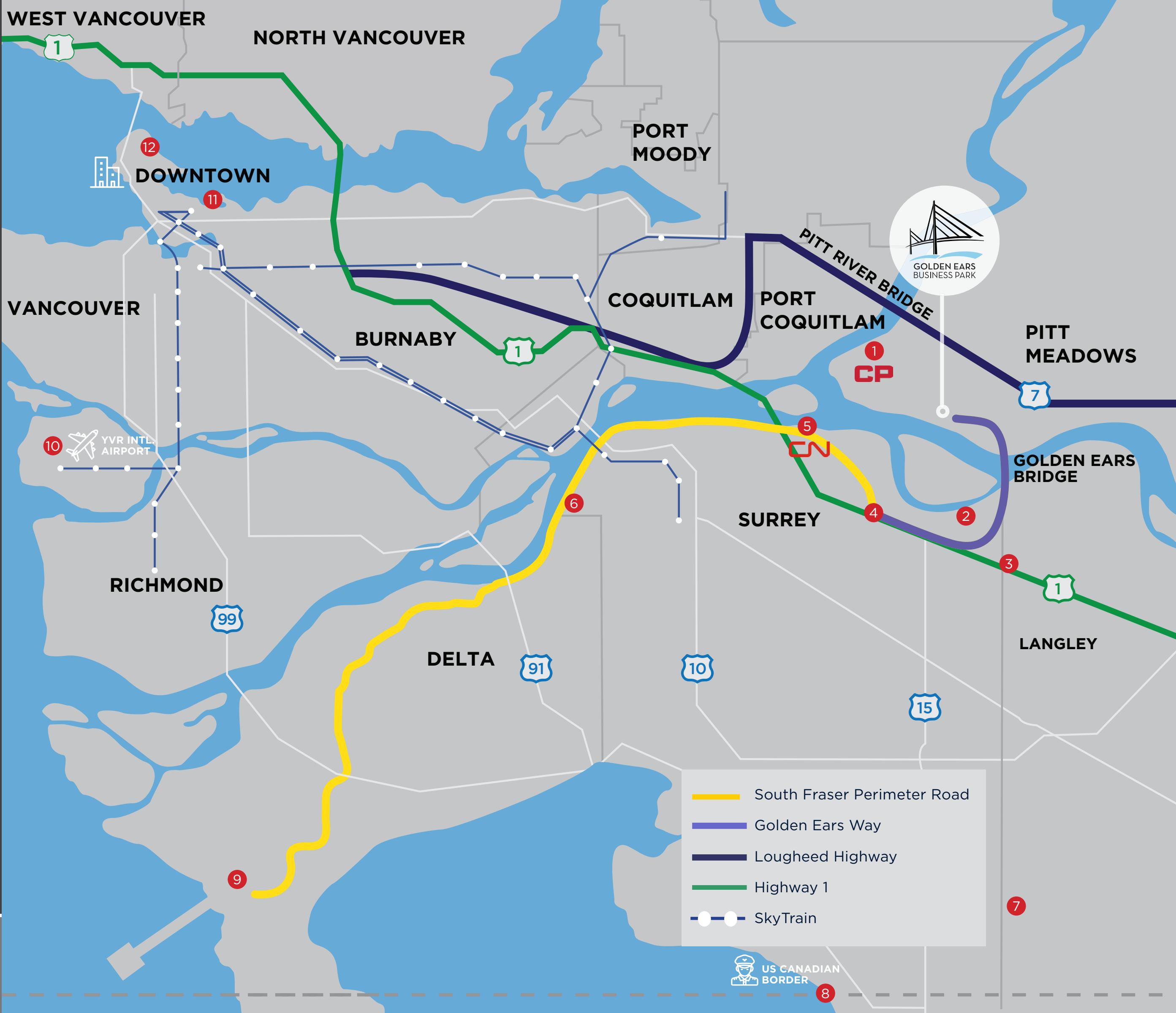
815,000 TEU'S
Vanterm future container capacity after upgrade*



PRIME LOCATION

DRIVE TIMES

1. CP Intermodal Yard	5 mins
2. Port Kells	5 mins
3. Highway 1	9 mins
4. South Fraser Perimeter Road	12 mins
5. CN Intermodal Yard	20 mins
6. Fraser Surrey Docks	20 mins
7. Campbell Heights	25 mins
8. US Border	25 mins
9. Deltaport	35 mins
10. YVR Airport	35 mins
11. Vanterm Vancouver – Port of Vancouver	40 mins
12. Downtown Vancouver	45 mins



35 MINS TO
VANCOUVER
INT. AIRPORT



45 MINS TO
DOWNTOWN
VANCOUVER



25 MINS TO
USA/CANADA
BORDER



US CANADIAN
BORDER



THE GOLDEN EARS ADVANTAGE

Golden Ears Business Park has a distinct advantage in its location. Surrounded by acres of green space, walking trails and outdoor recreational areas, its proximity to nature has direct benefits to the health and wellness of its tenants.



STEP INTO NATURE

Landscaped pathways will connect tenants to 10KM of scenic trails along the Pitt River Regional Greenway.



CENTRAL LOCATION

Located in the geographical center of Metro Vancouver, Golden Ears Business Park provides easy access and connectivity to all surrounding municipalities, ports and industrial parks.



RETAIL AMENITIES

Golden Ears Business Park is minutes away from the Pitt Meadows Town Centre and its myriad of restaurants and retail amenities.



CUSTOM TURNKEY OFFICE

As one of North America's largest private developers, Onni is able to design and build customized, quality turnkey office space for significantly lower costs, allowing their tenants to save on buildouts.



SPEED TO MARKET

The City of Pitt Meadows has the most streamlined permitting process in Metro Vancouver, with the ability to turn a building permit around in less than 8 weeks. Current permit processing times in surrounding municipalities are:

- Surrey 14 Weeks
- Langley 10 Weeks
- Richmond 12 Weeks
- Vancouver 12 Weeks
- Burnaby 10 Weeks

Speed to market is one of Golden Ear Business Park's critical advantages over the rest of the market buildouts.



GROWTH

The final two phases have 100 acres of developable land that will allow growing organizations the opportunity to increase their footprint without relocating their operation.



THE CHARLESON, VANCOUVER



MEADOW TOWN CENTRE, PITT MEADOWS



FREMONT VILLAGE, COQUITLAM



27353 58TH CRESCENT, LANGLEY



MERIDIAN BUSINESS PARK, PORT COQUITLAM



RICHMOND BUSINESS CENTRE, RICHMOND



GILMORE PLACE, BURNABY



SUTER BROOK VILLAGE, PORT MOODY



CENTREVIEW, NORTH VANCOUVER

OUR PAST, YOUR FUTURE

The Onni Group is one of North America's leading private real estate developers, with extensive experience designing, developing, building and managing innovative projects. As a fully integrated company that directly oversees every step in the development process, Onni has built over 15,000 homes in the past decade. In addition, the company owns and manages 11.5 million square feet of commercial property and over 7,200 rental apartment units. With offices in Vancouver, Toronto, Chicago, Los Angeles, Phoenix, Seattle and Mexico, Onni continues to expand and diversify into new markets.



ONNI.COM

MASTER SITE PLAN



JOIN THESE ORGANIZATIONS



PARKLAND



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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. Please speak with an Onni Representative for details. E. & O. E.