

FOR LEASE / SALE

YEAR 1 RATE \$10.00 PSF
(based on 5 year minimum term)



40,685 SF
WAREHOUSE/OFFICE

19473 FRASER WAY

Pitt Meadows



**CUSHMAN &
WAKEFIELD**

Fully paved and fenced loading and yard area

19473 Fraser Way



Salient Facts

This well-maintained warehouse/office space is now available for direct lease. Featuring fenced (grade & dock) loading, yard area and ample office space, the flexible configuration is ideal for a wide range of uses.

Property Features

- 21' clear ceiling height in warehouse
- Fenced loading and yard area
- Air-conditioned offices with boardroom area
- Six (6) washrooms
- Four (4) dock height level loading doors with levellers
- Two (2) grade level loading doors
- Heavy 600V 3-phase electrical service
- Forced-air natural gas heating
- ESFR sprinkler system
- Ample onsite parking

Available Area

	Unit 6	Unit 7	Unit 6 & 7
Mezzanine Office	4,412 SF	1,150 SF	5,564 SF
Main Floor Office	5,210 SF	1,142 SF	6,362 SF
Warehouse	31,063 SF	8,880 SF	39,943 SF
TOTAL	40,685 SF	11,184 SF	51,869 SF
Available	Immediately		
Lease Rate	Now \$14.95 PSF, net Year 1 Promotional Rate of \$10.00 PSF net*		
Additional Rent (estimated 2026)	\$6.50 PSF		
Sale Price	Unit 6: \$16,250,000 (\$399 PSF)		

*Based on a 5 year minimum lease term

19473 Fraser Way



Location

Located east of Harris Road on the north side of Fraser Way, this property provides direct access to Golden Ears Way and 200th Street in NW Langley. Transport links include Highway 1, Lougheed Highway, Highway 17, and Deltaport with regional and international airports easily accessible.

LOCATION MAP

19473 Fraser Way



ZONING I-1

- General industrial
- Research and development
- Distribution and wholesale
- Manufacturing
- Accessory office and retail

FRASER RIVER



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