

19473 FRASER WAY

Pitt Meadows

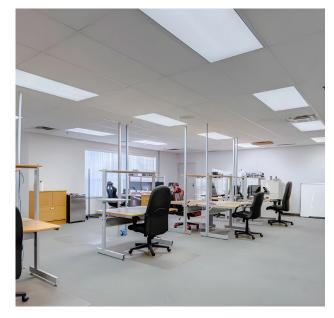


Excellent access to Golden Ears Bridge & Highway 7

19473 Fraser Way







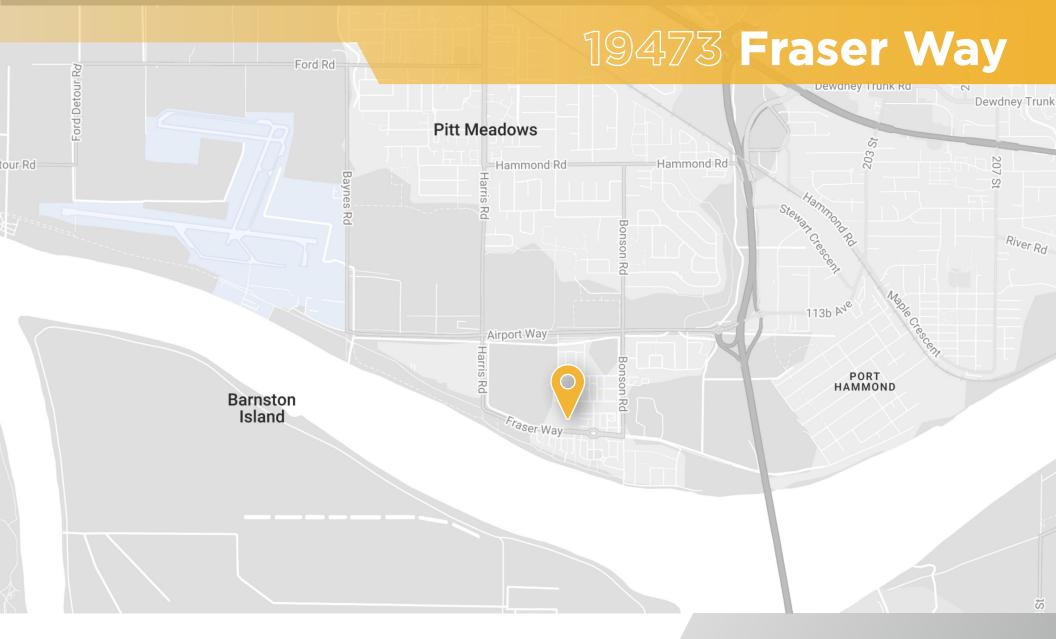
Salient Facts

This well-maintained warehouse/
office space is now available for
sublease. Along with fenced (grade
& dock) loading and yard area, the
flexible configuration is perfect for a
range of uses.

Property Features

- 22' clear ceiling height in warehouse
- Fenced loading and yard area
- Air-conditioned offices with boardroom area
- Two (2) washrooms
- Four (4) dock level loading doors with levelers
- Two (2) grade level loading doors
- 200 amp, 347/600 volt electrical service
- Forced-air natural gas heating
- ESFR sprinkler system
- · Ample onsite parking

В	uilding Size*	Mezzanine Office	4,412 SF
		Main Floor Office	5,210 SF
		Warehouse	31,063 SF
		TOTAL	40,685 SF
A	vailable	November 1, 2025 or sooner	
L	ease Rate	\$16.95 PSF, net	
	dditional Rent estimated 2025)	\$6.15 PSF	



Location

West of Bonson Road and north of Fraser Way, this property provides direct access to Golden Eats Way and 200 Street. Transport links including Highway 1, Highway 17, Deltaport and regional and international airports are easily accessible. Quick access route to Central Vancouver is also available.

LOCATION MAP

19473 Fraser Way



ZONING I-1

- General industrial
- Light industrial
- · Distribution and wholesale
- Manufacturing
- Office and retail



Rick Eastman
Personal Real Estate Corporation
Executive Vice President, Industrial Brokerage
+1 604 640 5863
rick.eastman@cushwake.com

Kevin Volz
Personal Real Estate Corporation
Vice President, Industrial Sales & Leasing
+1 604 640 5851
kevin volz@cushwake.com

Alex Eastman
Associate, Industrial Sales & Leasing
+1 604 608 5933
alex eastman@cushwake.com

