

FOR LEASE

40,685 SF
WAREHOUSE / OFFICE

19473 FRASER WAY

Pitt Meadows



Excellent access to Golden Ears Bridge & Highway 7



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

Building Size*	Mezzanine Office	4,412 SF
	Main Floor Office	5,210 SF
	Warehouse	31,063 SF
	TOTAL	40,685 SF
Available	November 1, 2025 or sooner	
Lease Rate	\$16.95 PSF, net	
Additional Rent (estimated 2025)	\$6.15 PSF	

19473 Fraser Way



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



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