

FOR LEASE / SALE

UNIT 6

UNIT 7

40,685 SF TO 51,869 SF
WAREHOUSE/OFFICE

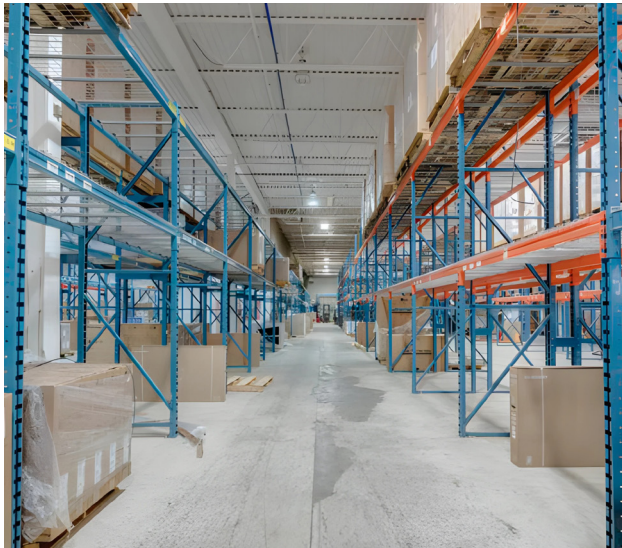
19473-19483 FRASER WAY

Pitt Meadows



Fully paved and fenced loading and yard area

19473-19483 Fraser Way



Salient Facts

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

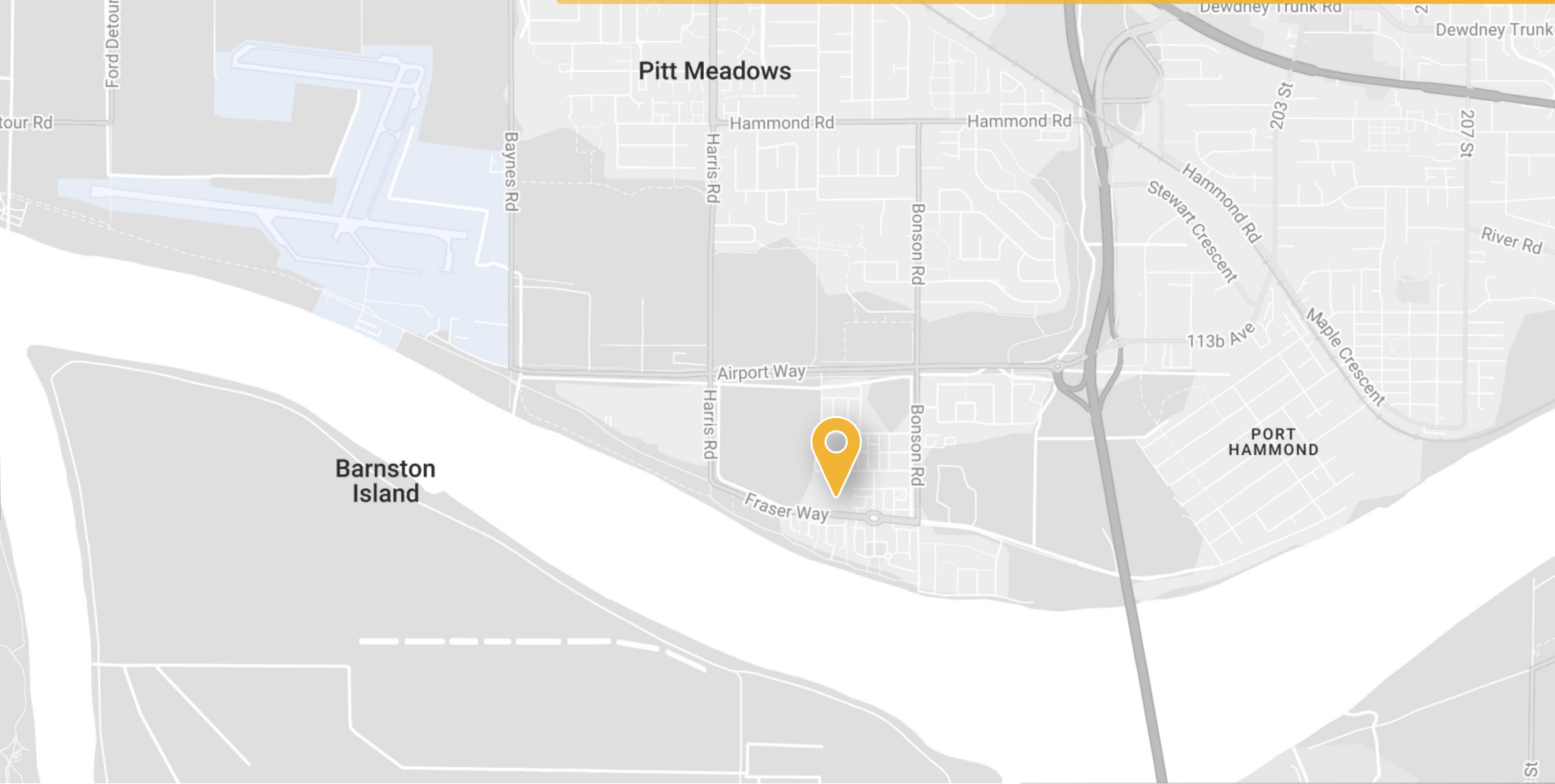
Property Features

- 22' clear ceiling height in warehouse
- Fenced loading and yard area
- Air-conditioned offices with boardroom area
- Six (6) washrooms
- Up to five (5) dock height level loading doors with levellers
- Up to three (3) grade level loading doors
- 600 Amp, 600 Volt, 3-phase electrical services
- 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	1,152 SF	5,564 SF
Main Floor Office	5,210 SF	1,152 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	November 1, 2025 or sooner		
Lease Rate	Unit 6: \$16.95 PSF, net Unit 7: Consult Listing Agents		
Additional Rent (estimated 2025)	\$6.15 PSF		
Sale Price	Consult Listing Agents		

19473-19483 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

19473-19483 Fraser Way



ZONING I-1

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



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