

FOR LEASE / SALE



UNIT 6 & 7
19473-19483 FRASER WAY



AMAZON FULFILLMENT CENTER

OSPREY VILLAGE RETAIL

WATERFRONT COMMONS PARK

FRASER RIVER

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

19473-19483 FRASER WAY

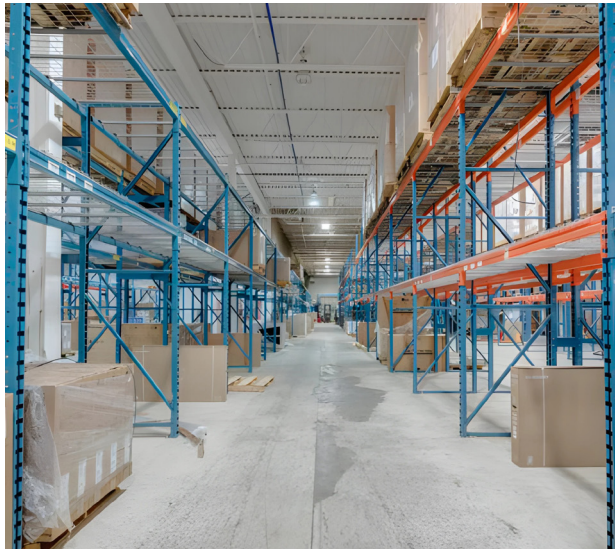
Pitt Meadows



**CUSHMAN &
WAKEFIELD**

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
- 200 Amp & 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



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

**For more information,
you may contact:**

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

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

