



EAGLE MEADOWS
BUSINESS PARK

STATE-OF-THE-ART
INDUSTRIAL SPACE
FOR LEASE



WELCOME TO EAGLE MEADOWS

Eagle Meadows Business Park is a tier-1 industrial complex designed to provide optimum logistics and operating solutions for industrial businesses in Pitt Meadows.

Comprising 17 acres, Eagle Meadows Business Park offers up to 366,852 SF of cutting-edge space for lease.

Located on the north bank of the Fraser River just west of the Golden Ears Bridge and minutes from Port Kells, Eagle Meadows Business Park features excellent accessibility with convenient connections via highway, rail, air, port and border distribution points throughout Metro Vancouver.

366,852 SF
on 17 acres

**Multiple
unit sizes**
available

Q1 2025
occupancy

HIGHLY ACCESSIBLE

Eagle Meadows Business Park is strategically located in the South Bonson area of the City of Pitt Meadows immediately west of the Golden Ears Bridge and within a 10-minute drive from Port Kells, the Trans-Canada Highway (Highway 1) and the South Fraser Perimeter Road featuring numerous amenities and convenient labour pool connectivity.



KEY LOGISTICS



MAJOR ROADS

Lougheed Highway	5 min / 3.5 km
Trans-Canada Highway	8 min / 6.5 km
South Fraser Perimeter Road	12 min / 10 km



PORTS

Lynnterm	35 min / 39 km
Vanterm	45 min / 43.2 km
Delta Port	47 min / 55.4 km



RAILWAYS

CP Intermodal Yard	10 min / 7 km
CN Intermodal Yard	13 min / 10.5 km



AIRPORTS

Pitt Meadows Regional Airport	4 min / 2.5 km
Harbour Air	4 min / 2.5 km
Abbotsford International Airport	30 min / 34.1 km
Vancouver International Airport	54 min / 53.9 km



CITY CENTERS

Surrey Downtown	20 min / 19 km
Vancouver Downtown	45 min / 46.4 km



US BORDER CROSSINGS

Blaine	35 min / 30.7 km
Sumas	40 min / 44.7 km



IDEAL PLACE FOR YOUR BUSINESS TO THRIVE

Situated between the Fraser River and stunning Golden Ears mountains, Pitt Meadows is a dynamic municipality with adjacent communities of Port Coquitlam and Maple Ridge. Combined, these communities have a population of 159,085 residents.

With an ongoing commitment to building a better community for residents and businesses, Pitt Meadows is the natural place to live, work and thrive.



Total Population

279,045



Total Households

95,910



Average Household Income

\$125,566



Average Working Age Population

41



Labour

156,158*



*Statistics include combined numbers for Pitt Meadows, Port Coquitlam and Maple Ridge.

CUTTING-EDGE FEATURES

With a design focused on sustainability, efficiency and maximizing user operational utility, Eagle Meadows Business Park is a tier-1 industrial complex designed to facilitate and enhance business success.

Building Height

- 36' clear u/s structure

Construction

- Insulated concrete tilt panels
- Steel beams, joists, columns and roof deck
- Extensive energy efficient glazing
- ASHRAE compliant wall and roof insulation
- 8" reinforced concrete slab

Loading

- Dock and grade doors
- 40,000 psf hydraulic levelers
- Dock door canopies c/w soffit lighting
- Electrical conduits available for supplemental dock lighting
- Heavy duty asphalt paving in truck maneuvering areas
- 60' deep reinforced concrete dock apron

Fire Protection

- ESFR sprinkler system

Lighting

- LED

Electrical

- 1600 amp, 3 phase power

Landscaping

- CPTED and Bylaw compliant

Zoning

- Business Park



SITE PLAN

Site Area Approx. 17.6A /
766,648 SF

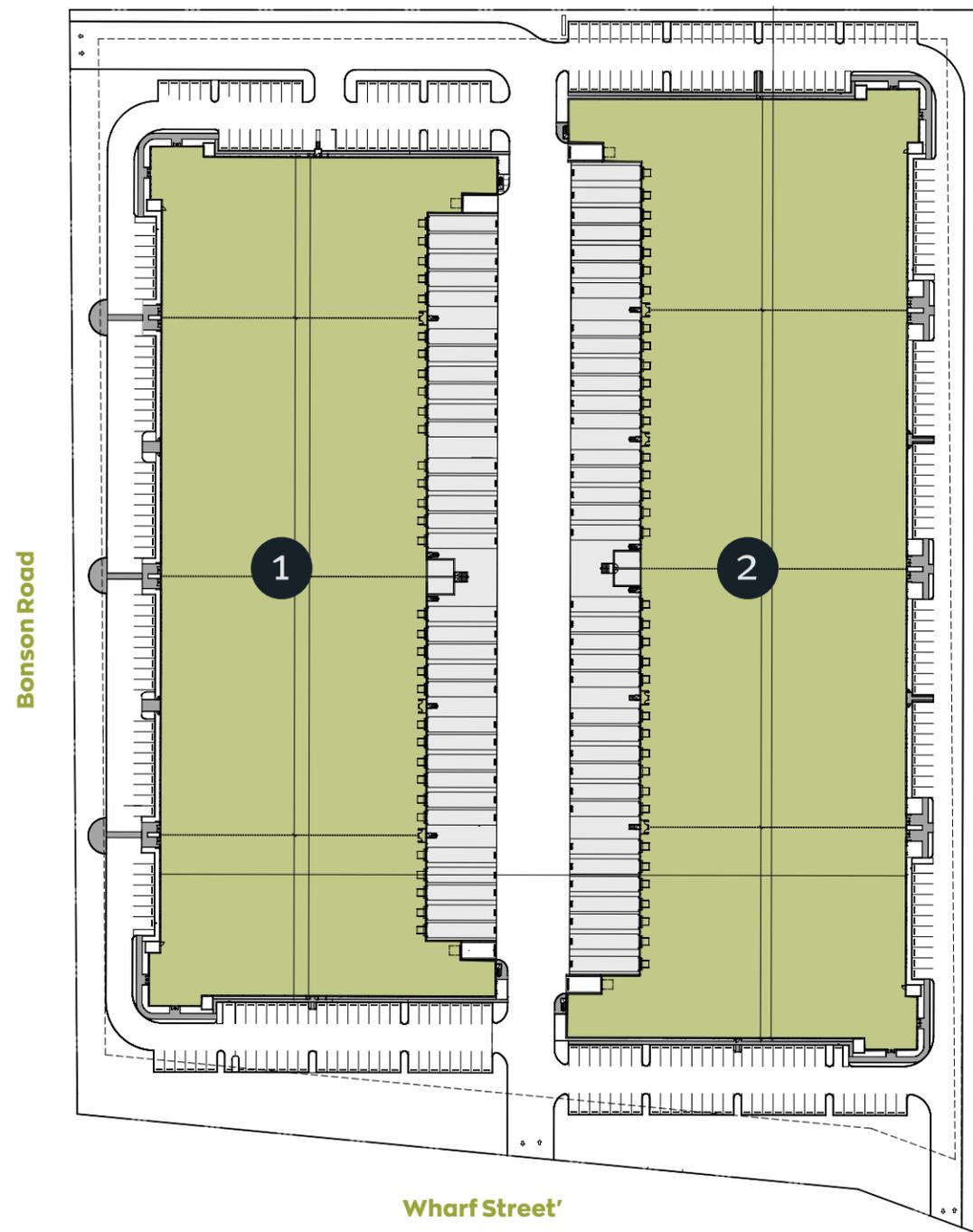
Building Area
366,852 SF

- 1. 172,092 SF
- 2. 194,760 SF

Site Coverage Approx.
46%

Lease Rate of \$23.00 Net

*Building specifications are subject to change by the Developer.



PROJECT TEAM



Epta Development Corporation EDC

EDC is a family-owned, progressive, vertically integrated and award-winning real estate development and investment firm based in Vancouver, Canada. Since the 1980's our company has focused on creating innovative and successful development projects in virtually every asset class.

We build for future generations to live, work and play close to home. EDC's partners can expect an experienced, transparent and entrepreneurial partner committed to an equitable and fiscally responsible development practice. Our investment mandate is focused on maximizing absolute returns and long-term value creation while also enhancing local environments through strategic community planning and forward-thinking design.

eptadevcorp.com



Wales McLelland Construction

Wales McLelland Construction (WM) is a privately held, award-winning and market-leading firm, building exclusively for the commercial, institutional and industrial sectors. For over 50 years, WM has been building excellence and partnership across Canada. Our extensive portfolio of services includes: general contracting, design-build, construction management, sustainable and LEED building, warehouse renovation and construction, as well as development services. From boutique automotive dealerships to climate-controlled facilities to complex distribution centres, WM has the team, the tact, and the tools to do it all to specification. Over the years we have been involved in over 500 unique projects. Our people know the local construction industry and know how to get the job done. On-site, where the work occurs, our site staff have the experience and resources needed to fully realize the project to completion.

walesmclelland.com



CTA

CTA architecture + design ltd. is an Architectural practice that specializes in large scale projects and we have extensive experience with Industrial building typologies.

Our approach to the design of large buildings is to make them relatable by creatively implementing aspects of environmental design at a human scale. CTA believes that incorporating human scaled elements into large projects fosters an enriched architectural experience that functions on multiple levels.

ctadesign.net



Colliers

Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors.

For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management.

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FOR LEASING INQUIRIES:

Pat Phillips

Personal Real Estate Corporation
Senior Vice President
+1 604 661 0871
pat.phillips@colliers.com

Geoffrey Charters

Vice President
+1 604 662 2683
geoffrey.charters@colliers.com

eaglemeadowsbusinesspark.com



Colliers | 200 Granville St, 19th Floor | Vancouver, BC V6C 2R6 | collierscanada.com

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