

FOR LEASE | MOVE-IN READY

# 102 - 7555 BEEDIE WAY

DELTA, BC

Beedie/

LFL  
GROUP



Marketed by



CUSHMAN &  
WAKEFIELD

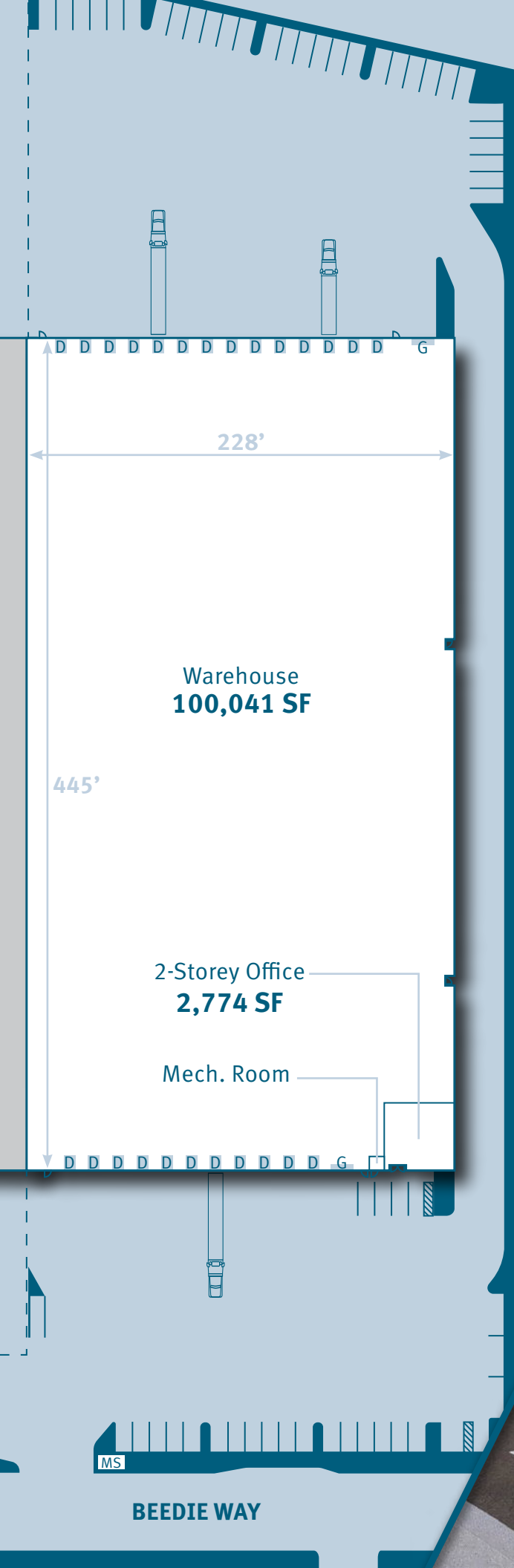
# MARKETING PLAN



Warehouse: 100,041 SF  
Ground floor office: 1,365 SF  
Second floor office: 1,409 SF  
**TOTAL BUILDING AREA: 102,815 SF**

## LEGEND

- D = Twenty-Five (25) Dock Loading Doors
- G = Two (2) Grade Doors
- MS = Monument Sign
- = Chain Link Fence
- = Existing Building



BEEDIE WAY

## Flexible Term Options Available!

### OPPORTUNITY

Cushman & Wakefield and Beedie are pleased to offer to the market the opportunity to lease just over 100,000 square feet of brand-new warehouse and office space. This building benefits from an unparalleled location in the Tilbury industrial area of Delta, is extremely well-serviced with double sided (cross dock) loading, and offers plenty of car parking as well as generous floor load capacity, catering to a diverse range of tenant needs.

Flexible I-2 Industrial zoning allows for manufacturing, distributing, storage, and commercial service uses, with office built to suit.



**AVAILABILITY**  
Move-in Ready



**ZONING**  
I2 Industrial




**LEASE RATE &  
OPP. COSTS**  
Contact listing agent





## BUILDING FEATURES

 **CONSTRUCTION**  
Insulated concrete  
tilt-up panels


 **SPRINKLERS**  
ESFR sprinkler system

 **POWER**  
3-phase, 600 amp at  
347/600 volt

 **FLOOR LOAD**  
800 lbs/SF warehouse  
floor load capacity


 **MEZZANINE**  
Structural steel  
mezzanine complete with  
guard rail & 100 lbs/SF  
floor load capacity

 **DOUBLE-SIDED LOADING**  
25 dock, 2 grade

 **CAR PARKING**  
57 parking stalls

 **OFFICE**  
To suit


 **LIGHTING**  
High efficiency  
LED fixtures

 **WAREHOUSE INTERIOR**  
15 warehouse skylights &  
interior walls painted white  
for greater illumination

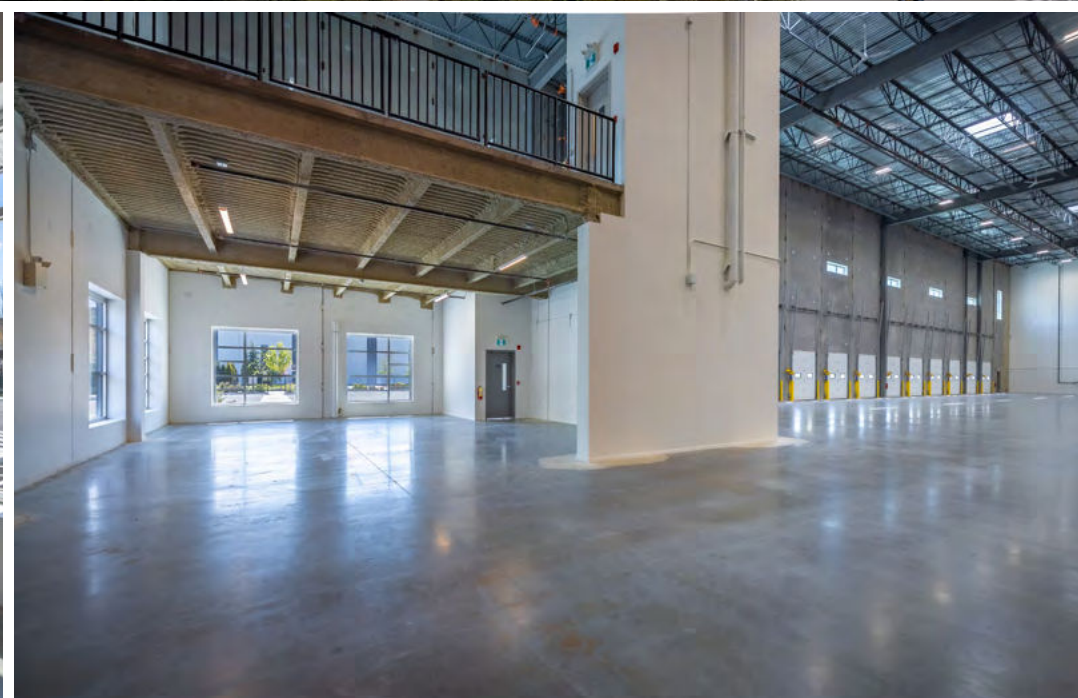
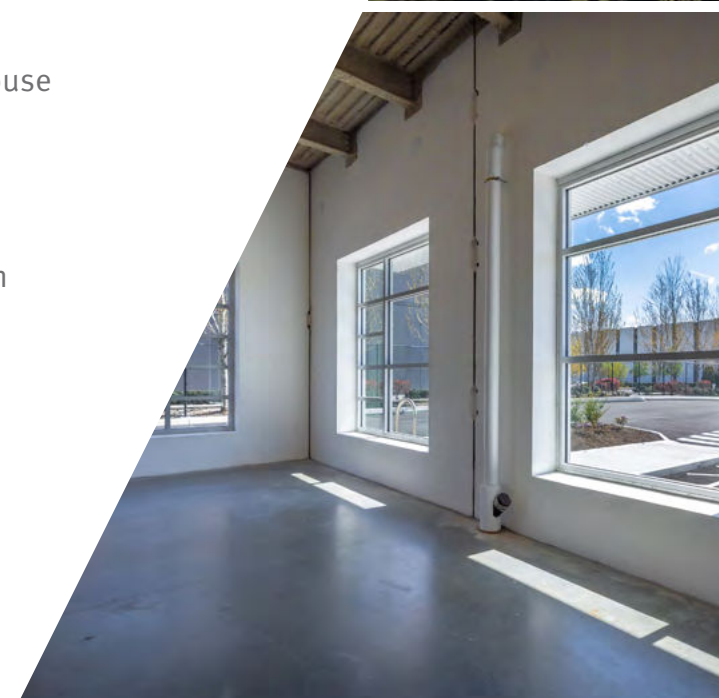
 **SITE AREA**  
4.6 acres

 **COLUMN SPACING**  
42' x 62'

 **CEILING HEIGHT**  
40' clear in warehouse

 **WASHROOM**  
Finished washroom

 **EV CHARGING**  
4 underground  
conduits for  
future use





**33 mins**  
DOWNTOWN

**23 mins**  
YVR AIRPORT

**25 mins**  
HWY 7

**10 mins**  
HWY 99

**28 mins**  
US BORDER

**22 mins**  
DELTA PORT

## LOCATION

Located in Beedie's award-winning Delta Link Business Park, 102 – 7555 Beedie Way presents users with the final opportunity to join prominent neighbours including BMW Canada, The Brick/Leon's, Swiss Water, and Sunrise Soya on the banks of the Fraser River.

Located 1 minute by car from Highway 17/South Fraser Perimeter Road, the subject property offers direct access to Delta Port and Surrey Fraser Docks, Highways 99 & 91, and the Trans-Canada Highway.



## YOUR FUTURE NEIGHBOURS



## ABOUT THE DEVELOPER

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of over 12 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

**BUILT FOR TODAY.  
BUILT FOR TOMORROW.  
BUILT FOR GOOD.**

Beedie/

beedie.ca



# CONTACT

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