

Position your business at Canada's global shipping gateway.

Up to 485,675 SF | Available Q3 2025



FOR LEASE

4449 Salish Sea Way
Tsawwassen First Nation Lands, BC

Developed & Managed by

Beedie

Marketed by

CUSHMAN & WAKEFIELD

OPPORTUNITY

A rare opportunity to lease a brand-new, large-format facility with prime access to Canada's gateway to the Pacific, GCT Deltaport. Built by Beedie, this building was designed with productivity and optimum transportation in mind, featuring elements that support direct access and efficient operations. Take advantage of industry-leading specifications including 40' ceiling clearance - a 25% increase in cubic capacity over a traditional 32' clear building, and more.

Position your business in a location that leads to advantages.

-  **LARGEST AVAILABLE DISTRIBUTION CENTRE IN METRO VANCOUVER**
-  **BEST-IN-CLASS DESIGN AND CONSTRUCTION**
-  **UNPARALLELED PROXIMITY TO DELTAPORT**
-  **SAVE ON TRUCKING & DRAYAGE COSTS**

Beedie is proud to work with scəwəθən məsteyəx™ (Tsaawwassen First Nation) in the spirit of partnership and thank them for their generations of land stewardship in their community and across their traditional territory.



FEATURES

CLEAR HEIGHT CEILINGS

40'

JOINT FIXTURING Q2

2025

DOCK DOORS

80

SIZE (SF)

485,675

ZONING

I1

BUILDING HIGHLIGHTS

AREA*
Warehouse: 471,727 SF
Office: 12,953 SF

CEILING HEIGHT
40' clear

COLUMN SPACING
58'6" x 42'

LOADING DOORS
2 Grade Level: 12' x 14'
80 Dock Level: 8'6" x 10'

FLOOR LOAD
700 lbs per square foot (PSF) live load

POWER
3,500 kVA at 347/600 volts



HEATING
Gas-fired unit heaters

LIGHTING
LED fixtures

SPRINKLERS
ESFR

SKYLIGHTS
Eighty-two (82) 6' X 6' translucent

PARKING
260 Parking Stalls
95 Truck Stalls

BICYCLE PARKING
Capacity for 40 indoor and 8 outdoor bike storage

EV CHARGING
14 underground conduits for future installation of electric vehicle (EV) chargers

*Demising options available. Contact listing agents for details.



With an industry-leading 40 foot warehouse clear height, 4449 Salish Sea Way has been designed to maximize efficiency and meet the demands of the industrial occupiers of today and tomorrow.

40' Clear | vs | 32' Clear
18,730,280 cubic feet | 14,984,224 cubic feet

25% Gain
in cubic capacity

* Individual occupiers' specific material handling and racking system requirements will dictate the actual advantages of this 40' clear ceiling building.

DELTAPORT

EFFICIENCY, REDEFINED

There is no better location for a top-tier distribution and logistics facility than next door to Canada's global shipping gateway, Deltaport.

A 210-acre, state-of-the-art terminal with the highest level of safety and efficiency embedded into its operations, Deltaport serves as a west coast "gateway to the Pacific" from the outer harbour of Robert's Bank.

DRIVE TIMES

- ① Deltaport 8 min
- ② Tsawwassen Ferry Terminal 12 min
- ③ YVR International Airport 28 min
- ④ US Border Crossing 30 min
- ⑤ Downtown Vancouver 45 min



STATISTICS

47%

Deltaport's share of total Port of Vancouver shipping volume

595k

Number of TEU's estimated to leave Port of Vancouver by truck annually

4.8M

Future planned TEU capacity at Roberts Bank

600 Nautical Miles

Vancouver's shipping advantage over ports of Los Angeles and Long Beach

32 Hours

Reduction of travel time compared to ports of Los Angeles and Long Beach

1.5X

Container volume increase through Port of Vancouver by 2032

1/2

Of all Pacific Northwest container volume growth absorbed by Port of Vancouver





SUSTAINABLE BUILDING PRACTICES

Beedie is committed to continually improving the environmental sustainability of our operations, business activities, and developments. Through our sustainability initiatives, we are building community, reducing our waste, enhancing our natural environment, and limiting the drivers of climate change through:



ON-SITE CONSERVATION & MANAGEMENT

- Waste management & landfill diversion programs
- Robust erosion & sediment control measures in place throughout construction
- Drought-tolerant plant species within landscaped areas to reduce watering requirements



SHELL BUILDING DESIGNS WITH A LOWER CARBON APPROACH IN MIND

- High-efficiency LED lighting, photocell sensor interior & exterior lighting
- R30 roof insulation
- Natural lighting from 6' x 6' warehouse skylights
- Low-E coated glazing in thermally-broken aluminum framing to minimize solar heat gain & thermal bridging
- Automatic faucets & low-flow fixtures



PLANNING FOR THE FUTURE

- Conduits for Level II future EV chargers
- Customized tenant improvements to meet corporate ESG requirements

DEMOGRAPHICS WITHIN 9KM

61.7%

Labour Force Participants

\$141,216

Average Household Income

6.5%

Projected Population Growth by 2028





Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is Western Canada's largest private industrial developer and property manager, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of nearly 16 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. With the integration of acquisition, development, design, construction, sales, asset management, and after-sales care under one roof, Beedie has built an all-encompassing approach to the way they are building for the future.

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

www.beedie.ca



TSAWNASSEN FIRST NATION
s̓əwəθən məsteyəx™

We acknowledge that we are working on the traditional territory of the s̓əwəθən and x̓məθk̓əy̓əm First Nation and of all the Hun'qumi'num speaking people who have been stewards of this land since time immemorial.



Cushman & Wakefield is a leader in the global real estate marketplace, putting the client at the center of everything we do.

Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live. The firm's 50,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms with revenues of \$9.4 billion across core services of agency leasing, asset services, capital markets, facility services (branded C&W Services), global occupier services, investment management (branded DTZ Investors), project & development services, tenant representation and valuation & advisory.

www.cushmanwakefield.ca

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