

FOR SALE

7915/

130th Street



**OWNERSHIP OPPORTUNITIES STARTING FROM  
9,849 SF WITH DOCK & GRADE LOADING.**

Developed by

Beedie/

# 7915 130TH STREET, SURREY

## BRAND NEW INDUSTRIAL STRATA OPPORTUNITIES IN NEWTON

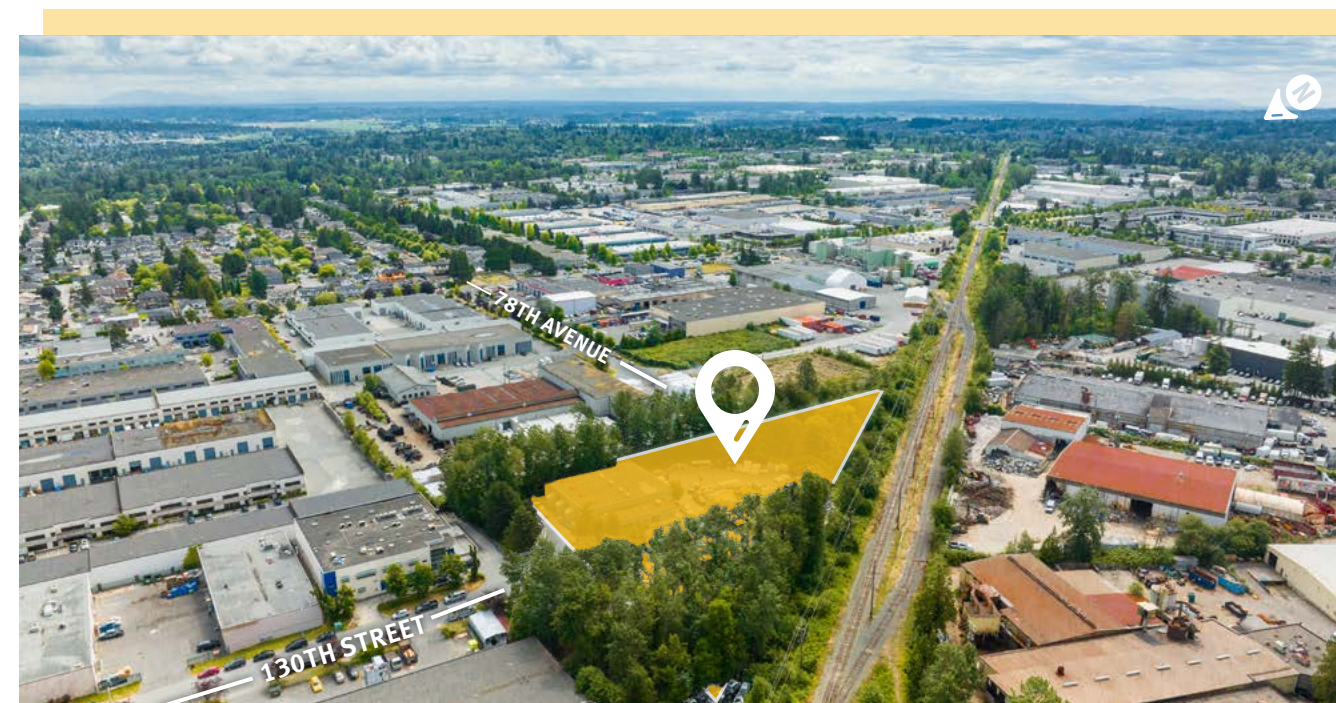
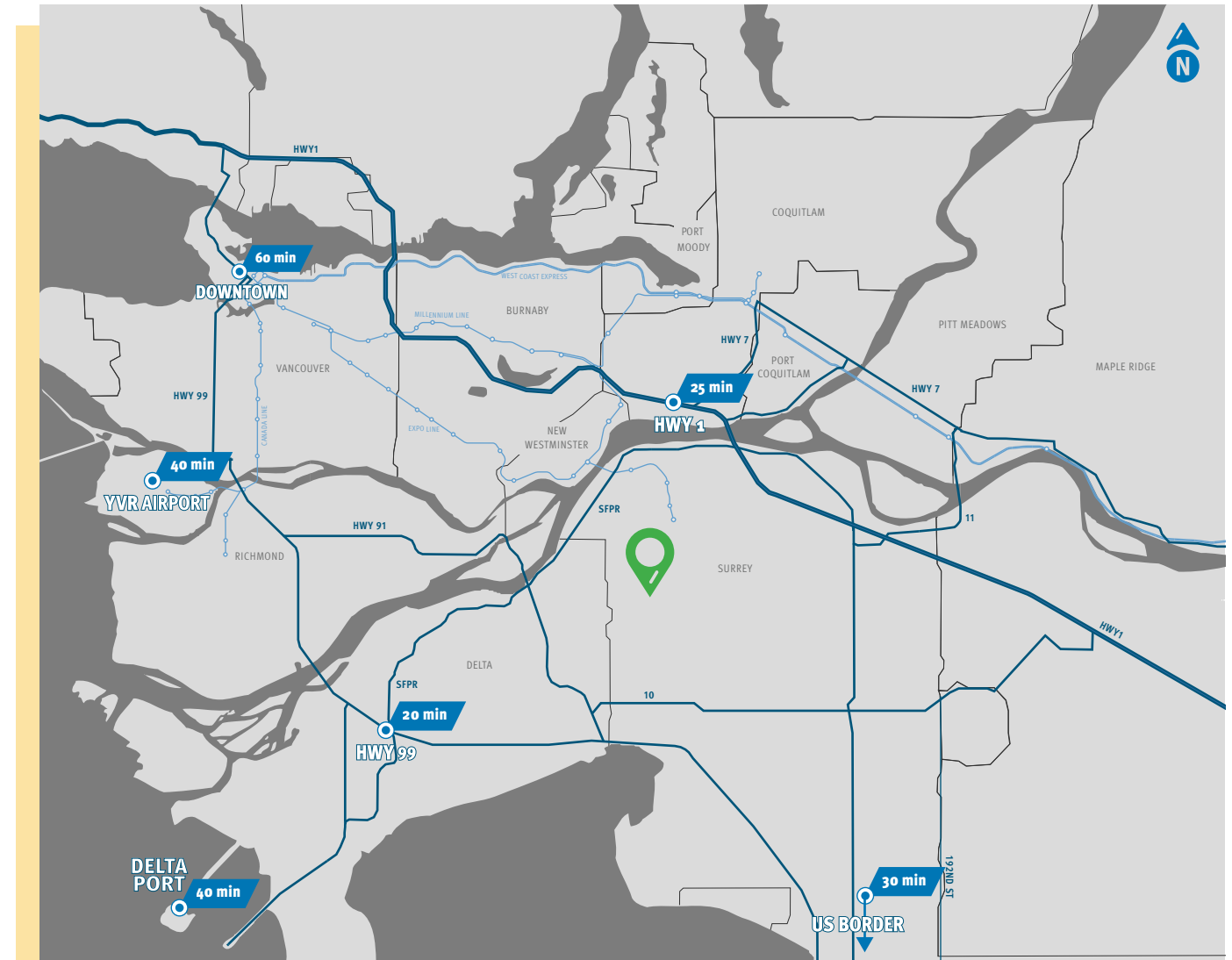
7915 130th Street offers business owners and investors the rare opportunity to purchase brand new strata space in Surrey's Newton industrial node. With units starting at 9,849 SF, each unit is purpose-built to industry-leading Beedie specifications and offers 32' clear ceilings, dock and grade loading, and more.

Designed to maximize warehouse efficiencies and encourage business innovation, the opportunities at 7915 130th Street offer everything you need to position your company for success. With only 2 of the 5 units remaining, these opportunities won't last long.



## LOCATION

The property is located in Newton, one of the most sought-after industrial hubs in Greater Vancouver, and situated just moments from King George Boulevard, which provides seamless access to Highway 99, Highway 91, the Fraser Highway, and the US border crossing to the south. The opportunities at 7915 130th Street are closely connected to the amenities at Kings Cross Shopping Centre, offering convenience for business owners, employees and customers alike.



## BUILDING FEATURES

\*Specifications will be adjusted to suit client requirements.

- ACREAGE**  
3.23 AC
- CONSTRUCTION**  
Concrete tilt-up insulated panels
- CEILING HEIGHT**  
32' clear warehouse
- LOADING**  
Dock & grade loading available
- PARKING**  
24 stalls
- FLOOR LOAD**  
Minimum 700 lb warehouse floor load capacity
- SPRINKLERS**  
ESFR sprinkler system
- LIGHTING**  
High efficiency LED fixtures
- WAREHOUSE**  
Skylights & painted interior walls for greater illumination
- MEZZANINE**  
Concrete, complete with guardrail & 100lb PSF floor load capacity
- RECIRCULATION FANS**  
Ceiling fans located near loading doors
- POWER**  
1,600 amp at 347/600 volts provided via pad-mounted transformer
- HEATERS**  
Gas-fired unit heaters
- TURNKEY OFFICE**  
Complete & custom build-out options available
- EV CONDUIT**  
Underground conduit with pull string for future installation of EV chargers
- SERVICE PLUS**  
12-month warranty on all material and workmanship defects from the date of substantial completion

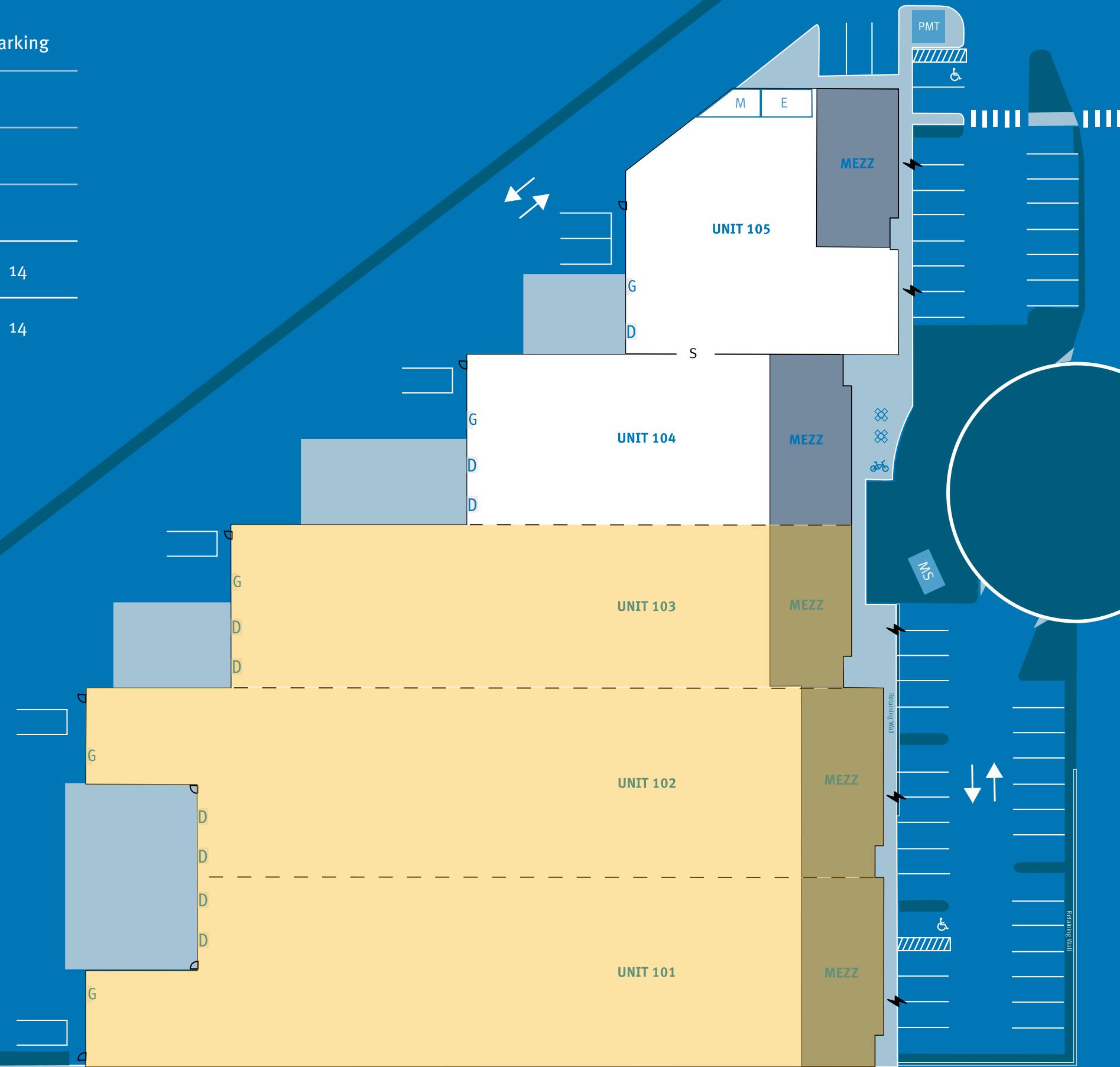


# UNIT BREAKDOWN & MARKETING PLAN

Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF	Loading	Parking
101	SOLD					
102	SOLD					
103	SOLD					
104	8,166	1,762	9,928	\$725	2D, 1G	14
105	8,131	1,718	9,849	-	1D, 1G	14

## LEGEND

- D = Dock Door
- G = Grade Door
- S = Shear Wall
- M = Mechanical Room
- PMT = Pad-Mounted Transformer
- MS = Monument Signage
- ⊗ = Amenity Area
- 🚲 = Bike Rack



## BEEDIE BY DESIGN

Beedie has a long history of specializing in the development of state-of-the-art industrial business parks and built-to-suit facilities, working with both national and international companies to meet our clients' present and future building requirements. Beedie has customized industrial space for high-profile clients including Amazon, Saputo, Leon's, BMW Canada, FedEx Ground, TELUS, and Avalon Dairy.

With 70 years of experience, Beedie has the expertise to customize any property to the exact requirements of its clients — from loading bays, lighting, column spacing, and power requirements, everything is considered. From 1,000,000 square foot distribution facilities to industry-leading food manufacturing facilities, there is no project too small, too large, or too complex for our Development and Construction teams.

With the ability to integrate acquisition, land development, design, and construction under one roof, Beedie has a competitive advantage in the marketplace with our all-encompassing approach to the way we're building for the future. This vertically integrated structure allows us to implement the highest construction and design standards in the industry, while our legacy of relationship-building enables us to deliver projects that drive commercial value — relationships and buildings that stand the test of time.



DELTA BUILDING PRODUCT, DELTA



A. G. HAIR, COQUITLAM



RIMEX, TOWNSHIP OF LANGLEY



GLOUCESTER WAY CORPORATE CENTRE - TOWNSHIP OF LANGLEY



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**Beedie** / Built for good

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