

COMING SOON

Developed by
Beedie/

Marketed by
**AVISON
YOUNG**

anvil
BY BEEDIE



12939 Anvil Way, Surrey, BC

BUILDING FEATURES



CONSTRUCTION

Insulated concrete
tilt-up



UNIT SIZES

Starting at 6,692 SF



CEILING HEIGHT

32' clear



LOADING

Various dock & grade
loading configurations



POWER

200 amp at 347/600
volt per unit



FLOOR LOAD

700 lb PSF live load
warehouse floor load
capacity



ZONING

IH - High Impact
Industrial



COMPLETION

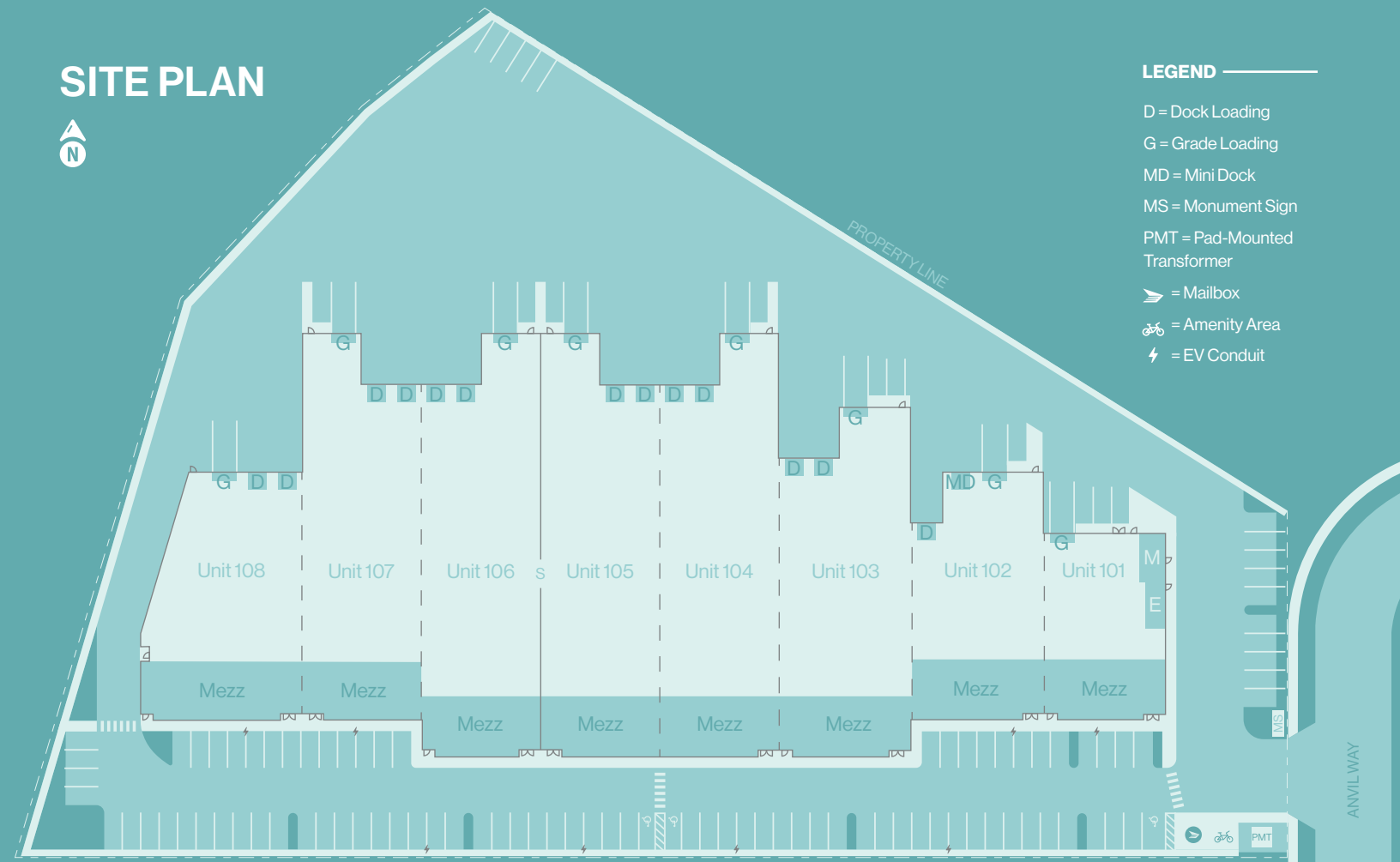
Q3 2025

SITE PLAN



LEGEND

- D = Dock Loading
- G = Grade Loading
- MD = Mini Dock
- MS = Monument Sign
- PMT = Pad-Mounted Transformer
- ☛ = Mailbox
- 🚲 = Amenity Area
- ⚡ = EV Conduit



UNIT BREAKDOWN

UNIT	WAREHOUSE FOOTPRINT SF	MEZZ SF	TOTAL SF	LOADING	PARKING
101	4,943	1,749	6,692	1G	9
102	7,576	1,920	9,496	1D, 1G	12
103	10,443	2,030	12,474	2 D, 1G	15
104	11,447	1,843	13,290	2 D, 1G	14
105	11,447	1,843	13,290	2 D, 1G	14
106	11,430	1,824	13,254	2 D, 1G	15
107	10,394	1,725	12,119	2 D, 1G	14
108	8,738	2,558	11,296	2 D, 1G	14

FORGING TOMORROW'S VISION

Dedicated to innovation and excellence, promising not just new spaces, but new horizons. Crafting the future in Surrey, Anvil by Beedie provides the latest opportunity to own modern industrial spaces starting from 6,692 SF.

Located to the west of King George Boulevard in Surrey's Newton industrial area, this exceptional area boasts a wealth of amenities and convenient access to transit, dining options, retail outlets, essential services, and key transportation arteries such as Highway 1, Highway 10, Highway 91, Highway 17, and Fraser Highway.



Joe Lehman
Principal, Industrial
604.757.4958
joe.lehman@avisonyoung.com

Michael Farrell
Principal, Industrial
604.646.8388
michael.farrell@avisonyoung.com

Developed by

Marketed by



©2024 Avison Young Real Estate Alberta Inc. All rights reserved. The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. Date of publication: April 2024