

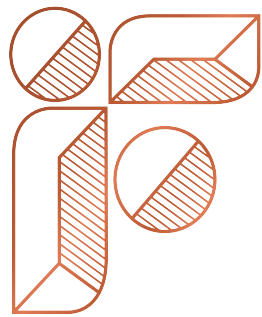
FOR SALE



1083 Fraser Mills Drive, Coquitlam, BC

Fraser Mills Business Centre

Developed by **Beedie/**



INDUSTRIAL STRATA IS COMING TO FRASER MILLS

Comprised of 16 premium industrial units, opportunities at Fraser Mills Business Centre range from 7,970 SF up to 94,750 SF, featuring best-in-class specifications including 28' clear ceilings, dock and grade loading, expansive glazing, and more. Rooted in history but designed for the future, this development welcomes the next generation of industry leaders and growing businesses to Fraser Mills - the city's first and only mixed-use, waterfront community - coming soon to the scenic banks of the Fraser River.

Seamless integration awaits business owners and occupiers alike, as they join this 96-acre riverside hub. Office, commercial, residential, and retail spaces will connect with vibrant outdoor plazas, recreational facilities, and parkland, creating a truly energetic waterfront community. Whether you're a homeowner, business owner, or visitor to Fraser Mills, this will be a place where everyone can thrive.



CD-1 (Light Industrial/ Business Park) Zoning.



Connect to the surrounding neighbourhoods via car, bus, bike or on foot.



Anticipated completion in Q4 2024.



Cafes, bakeries and other amenities within walking distance.





UNIT BREAKDOWN & PRICING

BUILDING A | 1150 Lumber Alley

Unit	Warehouse SF	Mezz SF	Total SF	Price PSF	Parking
101	9,004	2,048	11,052	—	10
102	6,162	1,814	7,976	—	7
103			SOLD		
LIMITED RELEASE 104	7,256	1,822	9,078	\$725	8
105			SOLD		
106			SOLD		
107			SOLD		
108			SOLD		

BUILDING B | 1083 Fraser Mills Drive

Unit	Warehouse SF	Mezz SF	Total SF	Price PSF	Parking
101	11,474	2,344	13,818	—	13
102	7,935	2,471	10,406	—	10
103	7,935	2,471	10,406	—	10
104	8,027	2,615	10,642	—	10
105	8,674	2,654	11,328	—	10
106	9,096	2,633	11,729	—	11
107	9,593	2,631	12,224	—	11
108	11,254	2,946	14,200	—	12

MARKETING PLAN



LEGEND

D = Dock Loading
G = Grade Loading

M = Mechanical Room
E = Electrical Room

PMT = Pad Mounted Transformer
MS = Monument Sign

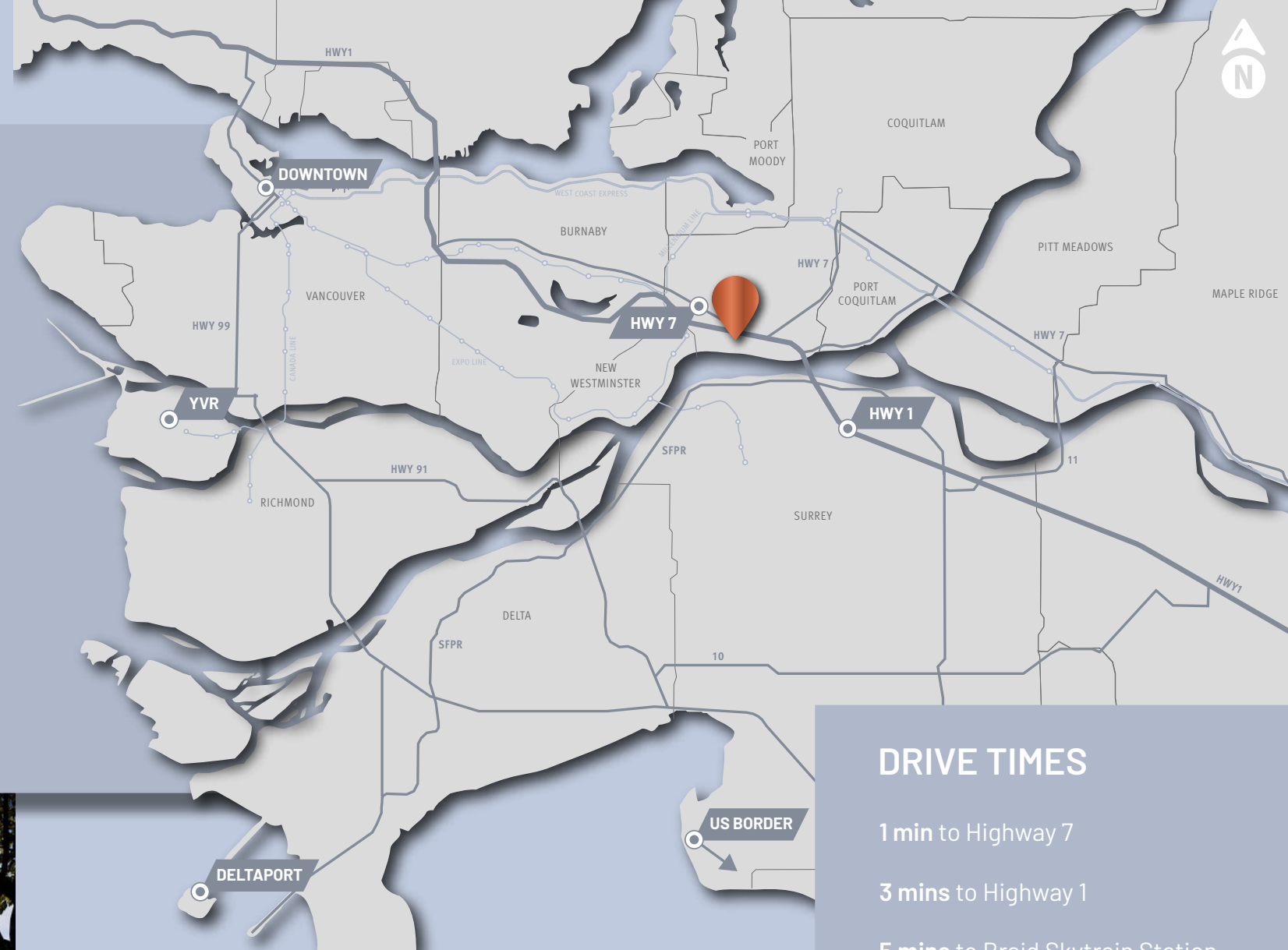
= Limited Release
 = Sold / Under Contract

LUMBER ALLEY



BUILDING FEATURES

- CONSTRUCTION**
Concrete insulated panels
- FLOOR LOAD**
500 lbs/SF warehouse floor load capacity
- MEZZANINE**
Structural steel mezzanine complete with guard rail, forklift access gate and designed to 100 lbs/SF floor load capacity
- CEILING HEIGHT**
28' clear
- RECIRCULATION FANS**
Ceiling fans located near loading doors
- WAREHOUSE INTERIOR**
Two (2) 6'x6' skylights per unit & interior walls painted white for greater illumination
- LOADING**
One (1) dock, one (1) grade level loading per unit
- POWER**
3-phase, 200 amps at 347/600 volt dedicated service per unit
- SERVICE PLUS**
12-month warranty on all material and workmanship defects from the date of substantial completion



DRIVE TIMES

- 1 min to Highway 7
- 3 mins to Highway 1
- 5 mins to Braid Skytrain Station
- 9 mins to Coquitlam Centre
- 25 mins to Downtown Vancouver
- 30 mins to YVR Airport
- 45 mins to Deltaport
- 45 mins to US Border

LOCATION

Centrally located within the Lower Mainland, Fraser Mills Business Centre is seamlessly connected to both Highway 1 and Highway 7 (Lougheed Highway) offering efficient access to major distribution and transportation networks, including YVR and the Canada/US Border.

Situated just off United Boulevard, this development is surrounded by notable businesses and amenities, including the Hard Rock Casino, Eagle Quest Golf, Home Depot, The Brick, IKEA, and other well-established home furnishing showrooms.

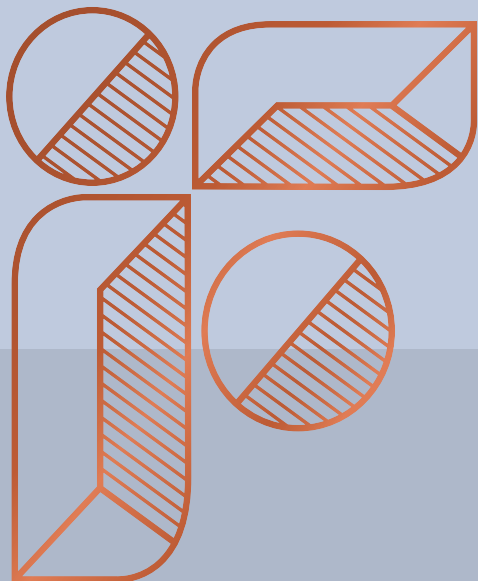
Designed as a fully self-sufficient neighbourhood, Fraser Mills will soon be home to a wide variety of amenities, making it an ideal destination for employees, clients and collaborators. Once complete, the master-planned community will offer users access to over 16 acres of green space, including a dog park and state-of-the-art aquatic centre, as well as a selection of cafes, restaurants and retail storefronts.



BUILDING FOR GOOD

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. As Beedie grows its operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

beedie.ca



CONTACT

JAMES STARKE

604 439 8376

James.Starke@beedie.ca

ROWAN HICKS

604 909 8742

Rowan.Hicks@beedie.ca



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