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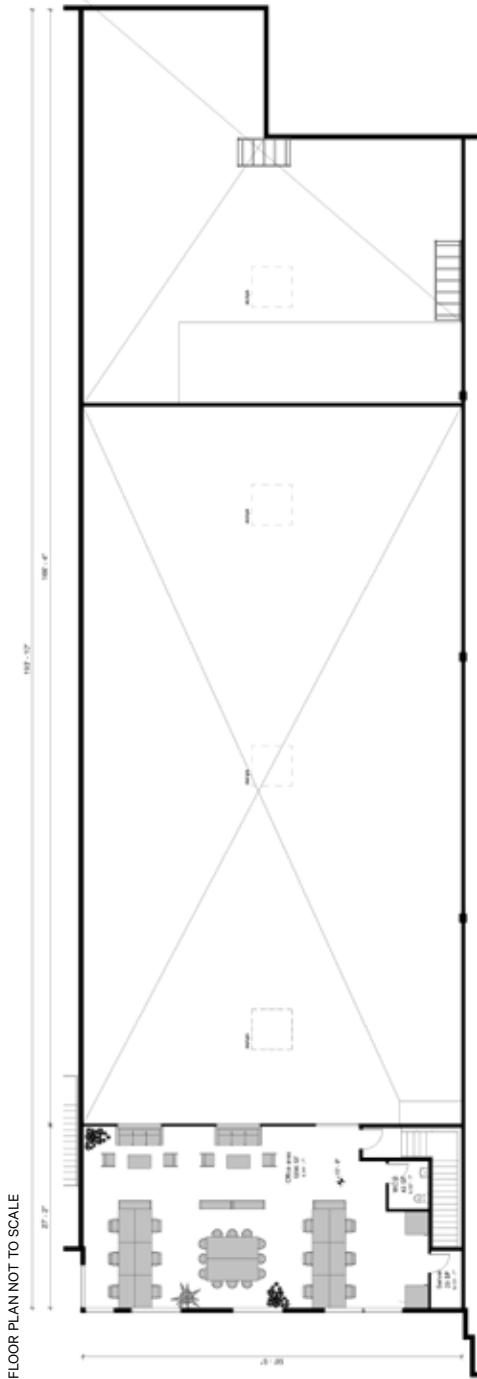
118-7727 BEEDIE WAY

DELTA, BRITISH COLUMBIA

Nicely improved 12,224 SF warehouse with high ceilings, dock and grade level loading

REDUCED RATE - NOW \$20 PSF NET

THE
INDUSTRIAL
SPECIALISTS
CBRE



Unit size

10,616 SF Ground floor
 1,608 SF Mezzanine

12,224 SF Total

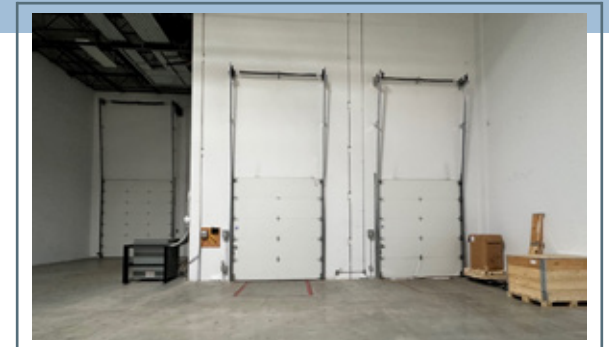
LOADING DOORS	2 dock & 1 grade
CEILING HEIGHT	26' clear
PARKING	16 dedicated stalls
BASIC RENT	\$20.00 PSF net
ADDITIONAL RENT	Contact listing agent
AVAILABILITY	30 days notice

I2 Zoning

Medium Impact - Intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses

Features

- Developed in 2018 by Beedie
- 600 amp & 600 Volt 3-phase power supply
- 500 lbs per square foot floor load capacity
- High efficiency LED lighting
- Insulated concrete tilt-up panels
- ESFR sprinkler system
- Modern exterior provides excellent corporate appeal
- Plenty of natural light from large front windows and skylights
- Ceiling fans
- Ample space at rear loading area

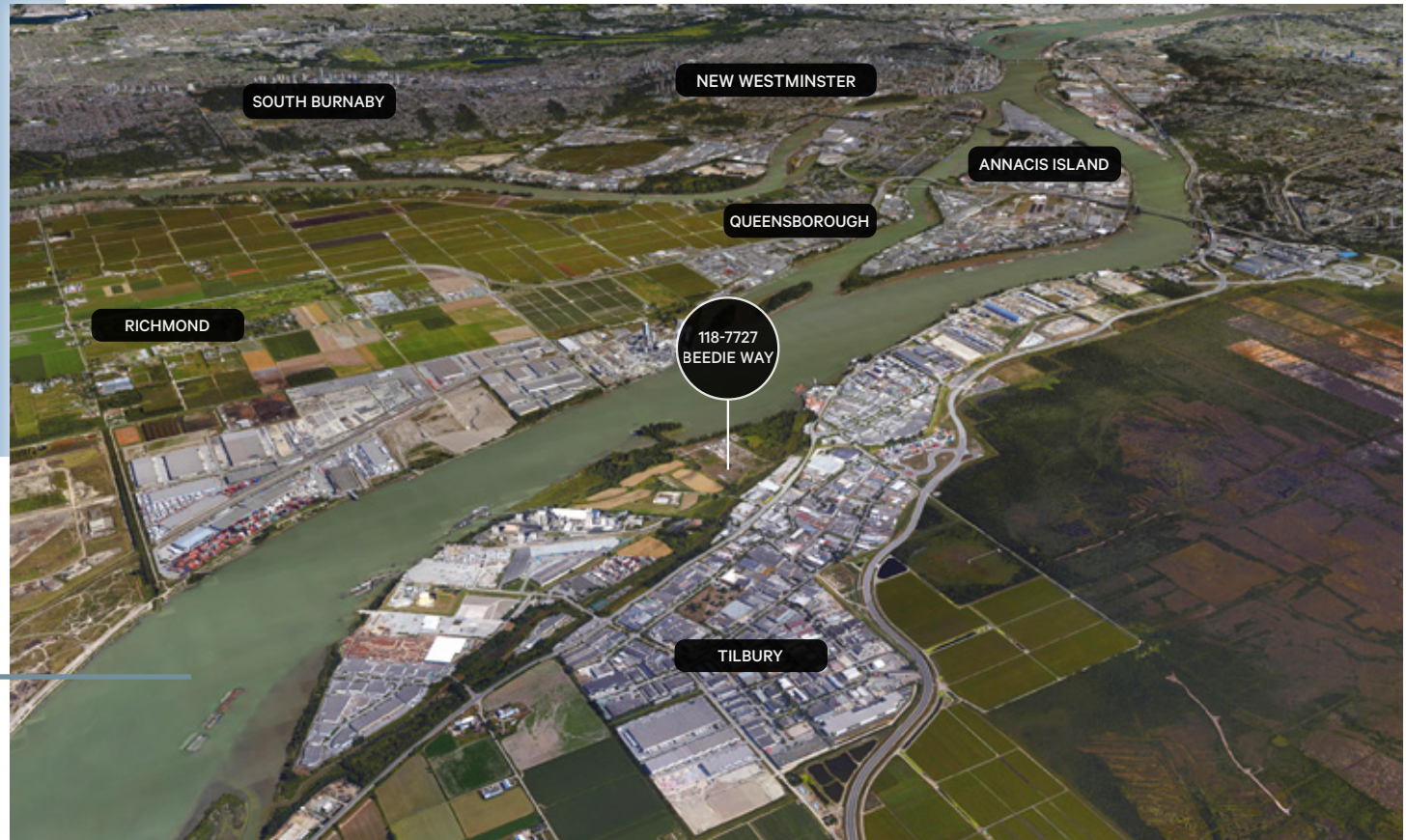


118-7727 BEEDIE WAY DELTA, BRITISH COLUMBIA

7727 Beedie Way is located in Tilbury Business Park, one of the primary industrial hubs servicing Metro Vancouver. 80th Street Interchange and the South Fraser Perimeter Road is only a two minute drive away, offering excellent links to all areas of the Lower Mainland including Highway 91, Highway 99, Highway 1, Tsawwassen Ferry Terminal, and Delta Port.

Vancouver International Airport, Downtown Vancouver, Surrey City Centre, and Richmond City Centre is also only a 25-30 mins drive from the property.

118-7727 Beedie Way — DELTA, BRITISH COLUMBIA



Connect with us for more information

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