

NOW \$675 PSF

FOR SALE

7915

130th Street



**FINAL OWNERSHIP OPPORTUNITY:
9,849 SF WITH DOCK & GRADE LOADING**

Developed by

Beedie/

Marketed by

**AVISON
YOUNG**

Unit 105, 7915 130TH STREET, SURREY

BRAND NEW, MOVE-IN-READY INDUSTRIAL STRATA IN NEWTON

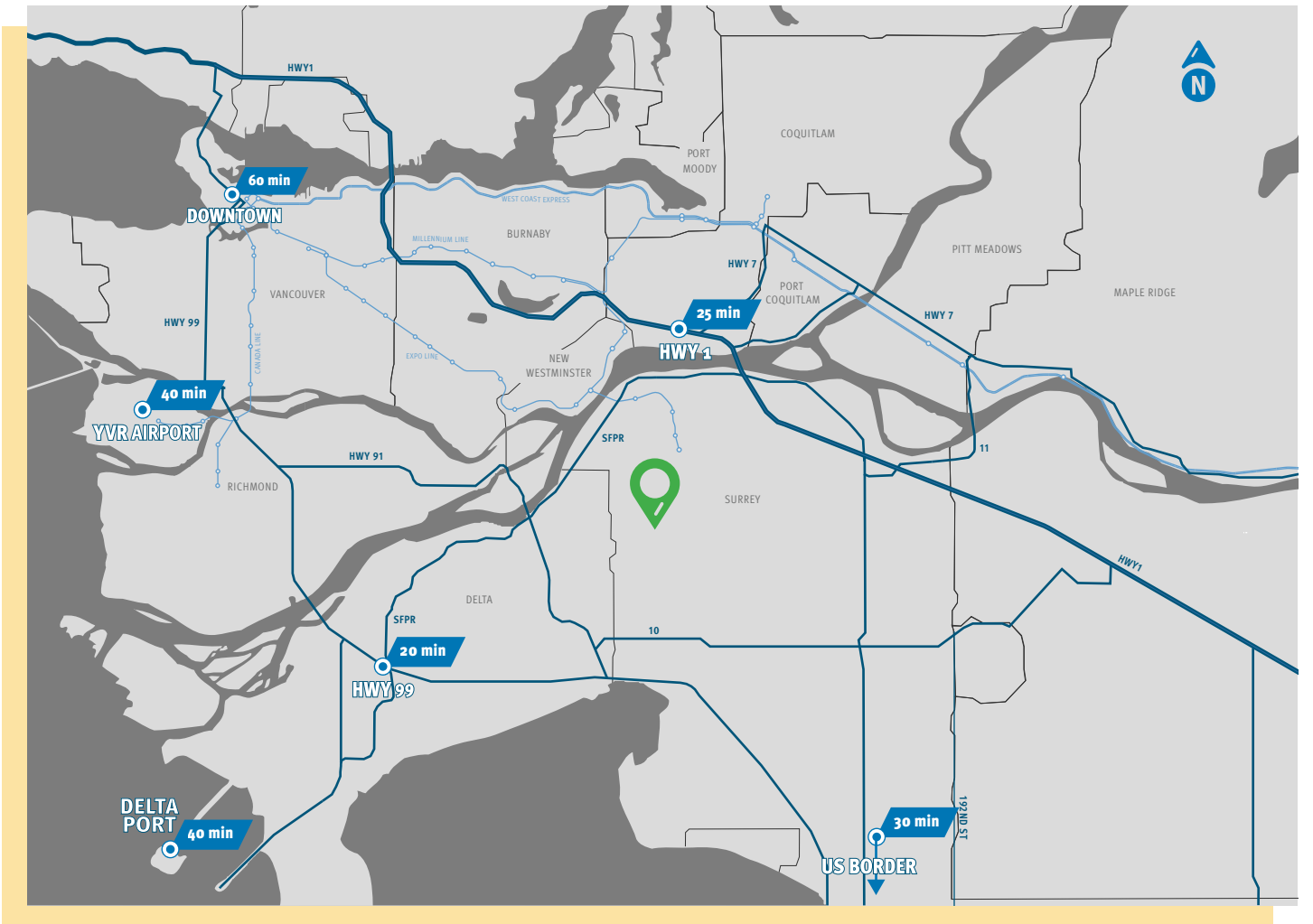
7915 130th Street offers business owners and investors the rare opportunity to purchase brand new strata space in Surrey's Newton industrial node. At 9,849 SF, this corner unit is purpose-built to industry-leading Beedie specifications and offers 32' clear ceilings, both dock and grade loading, and more.

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 the final unit remaining, this opportunity 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
- PARKING**
14 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

UNIT BREAKDOWN & MARKETING PLAN

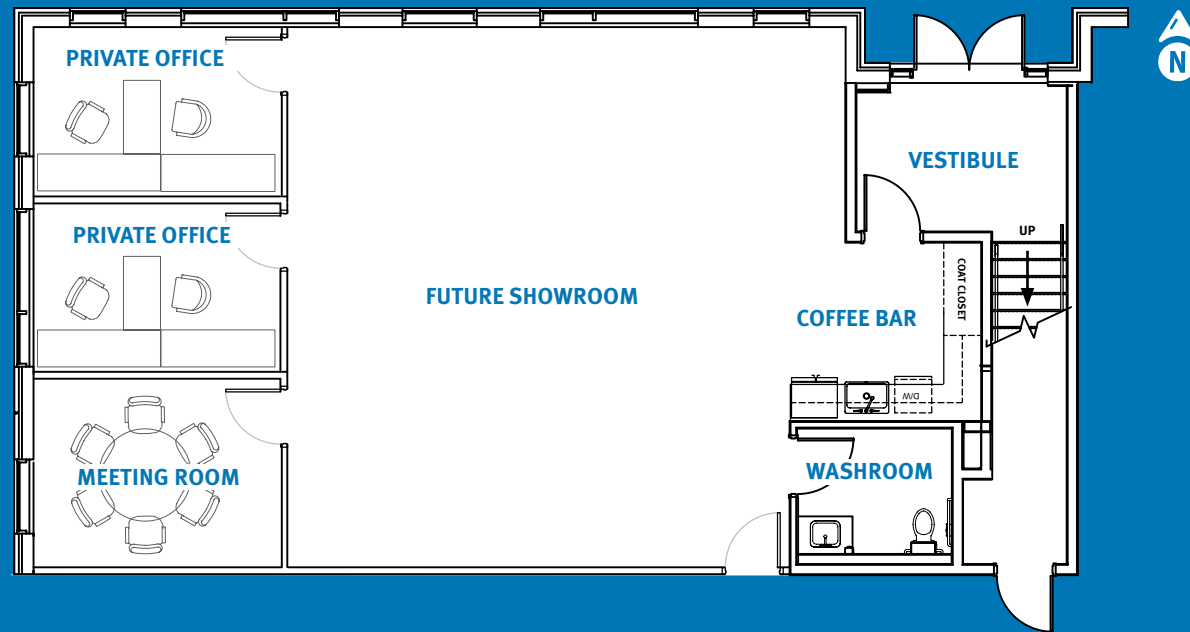


Unit	Unit Footprint SF	Mezz SF	Total SF	Price PSF	Loading	Parking
105	8,131	1,718	9,849	\$675	1D, 1G	14

SAMPLE OFFICE BUILD-OUT PLAN

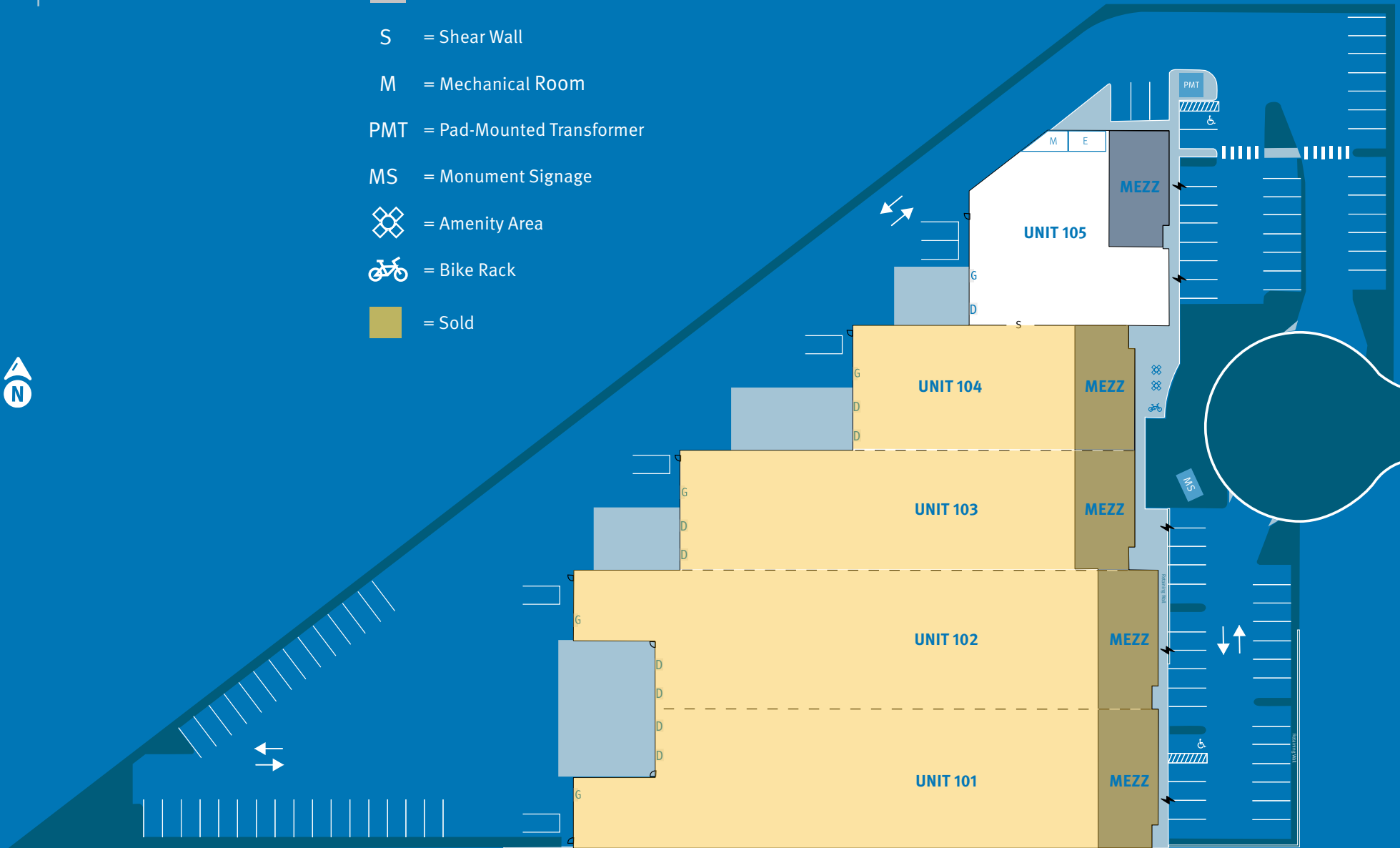
Below is a sample office build-out plan for Unit 105, illustrating what can be created within the space. This plan features two private offices, a meeting room, showroom area, coffee bar, and washroom.

Unit 105 is a corner unit with ample glazing, offering enhanced curb appeal and abundant natural light, making it especially well suited for a showroom user.



LEGEND

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



ABOUT BEEDIE

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Canada's largest private industrial and residential developers, having completed more than 35 million square feet of new development. Their integrated structure allows them to implement the highest construction and design standards, and their legacy of relationship building enables them to deliver projects that drive commercial value. 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



DELTA BUILDING PRODUCT, DELTA



A. G. HAIR, COQUITLAM



RIMEX, TOWNSHIP OF LANGLEY



GLOUCESTER WAY CORPORATE CENTRE - TOWNSHIP OF LANGLEY

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