FOR SALE

TI Permits Received for Units 103 & 106



anvil

BY BEEDIE

12939 Anvil Way
Surrey, BC

DEVELOPED BY

Beedie

MARKETED BY

AVISON YOUNG

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 6,695 SF.

This visionary development sets a new benchmark in industrial real estate, blending quality design with functionality to meet the various needs of forward-thinking businesses.

Designed to inspire growth and foster success, each space is thoughtfully planned to offer maximum efficiency and flexibility, ensuring your business can succeed today and adapt to the challenges of tomorrow.

With sustainable building practices, and a prime location in Surrey's bustling landscape, Anvil by Beedie represents the essence of contemporary industrial innovation.

ZONING
IL – Light Impact Industrial

LOADING
Dock, mini dock & grade loading configurations

COMPLETION
Move-in ready

UNIT SIZE RANGE
6,695- 13,280 SF*
**Up to 75,652 SF of contiguous space*

LOCATION FOR INNOVATION

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12939 Anvil Way
Surrey, BC

Situated to the west of King George Boulevard in Surrey's Newton industrial area, this exceptional location boasts a wealth of amenities and unparalleled convenience. Businesses benefit from easy access to a range of transit options, making commutes simple.

The area is rich with diverse dining options, and a variety of retailers that cater to all shopping needs. Essential services are readily available, ensuring that everything one might need is within reach. Anvil by Beedie is strategically positioned near key transportation arteries, such as Highway 1, Highway 10, Highway 91, Highway 17, and Fraser Highway.

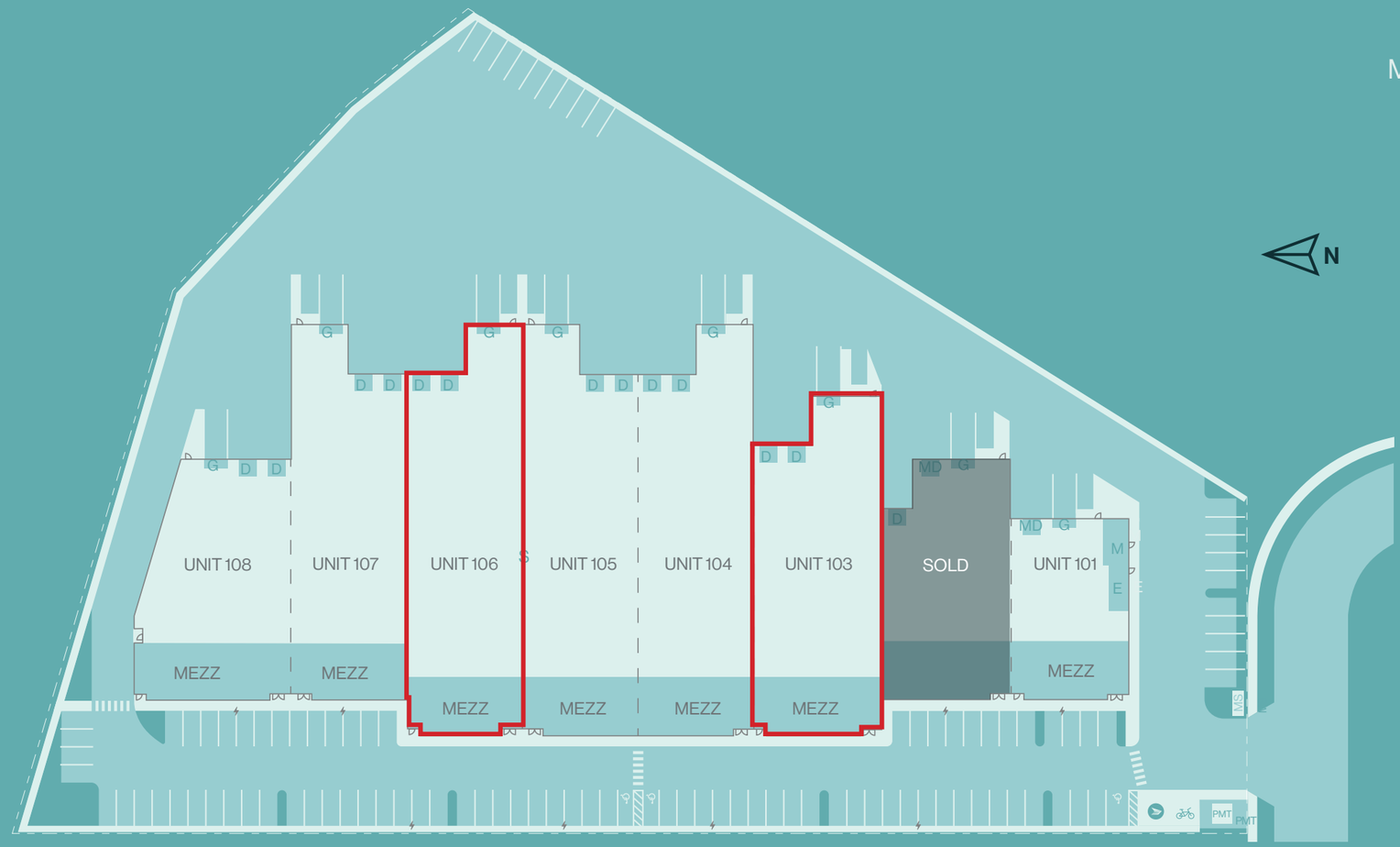


MARKETING PLAN

MOVE-IN READY

LEGEND

D	Dock Loading
G	Grade Loading
MD	Mini Dock
MS	Monument Sign
PMT	Pad-Mounted Transformer
M	Mechanical Room
E	Electrical Room
	Mailbox
	Bike Rack
	EV Conduit
	Spec TI Permits Approved



BUILDING FEATURES

CONSTRUCTION
Insulated, concrete tilt-up

CEILING HEIGHT
32’ clear

LOADING
Dock, mini dock & grade loading combinations

FLOOR LOAD
700 lb PSF live load warehouse floor load capacity

SPRINKLERS
ESFR sprinkler system

LIGHTING
High efficiency LED fixtures

HEATERS
Gas-fired unit heaters

AIR CIRCULATION
Ceiling fans in warehouse

POWER
200 amp at 347/600 volts per bay

MEZZANINE
Structural steel mezzanine complete with guard rail & designed to 100 lbs/SF floor load capacity

INTERIOR WAREHOUSE
6’ x 6’ skylights & interior walls painted white for greater illumination



AMENITIES

This prime location offers an impressive array of amenities and conveniences. Businesses benefit from a diverse selection of dining establishments, countless retail outlets, and essential services. Whether you're taking a lunch break, running errands, or seeking leisure activities, this area provides unparalleled connectivity and convenience, all within walking distance.

CONNECTIVITY

Positioned in one of Surrey's most dynamic areas, where accessibility and connectivity are vital. Benefit from proximity to major transportation routes, a skilled workforce, and a supportive business environment. Additionally, the site is conveniently located near several major public transit options, ensuring ease of commute for your workforce.

- **3 min walk** to 128 Street & 78 Avenue bus stop
- **13 min direct bus** #342 to Newton Exchange
- **3 min direct bus** #323 to Surrey Central Station

A STRATEGIC ADVANTAGE ANCHORED AT ANVIL

New federal measures introduced to support Canada's manufacturing and processing sectors create a timely advantage for qualifying owner-users. These recently announced programs are designed to make investing in modern industrial facilities more financially efficient for eligible businesses, adding another layer of value to ownership at Anvil.

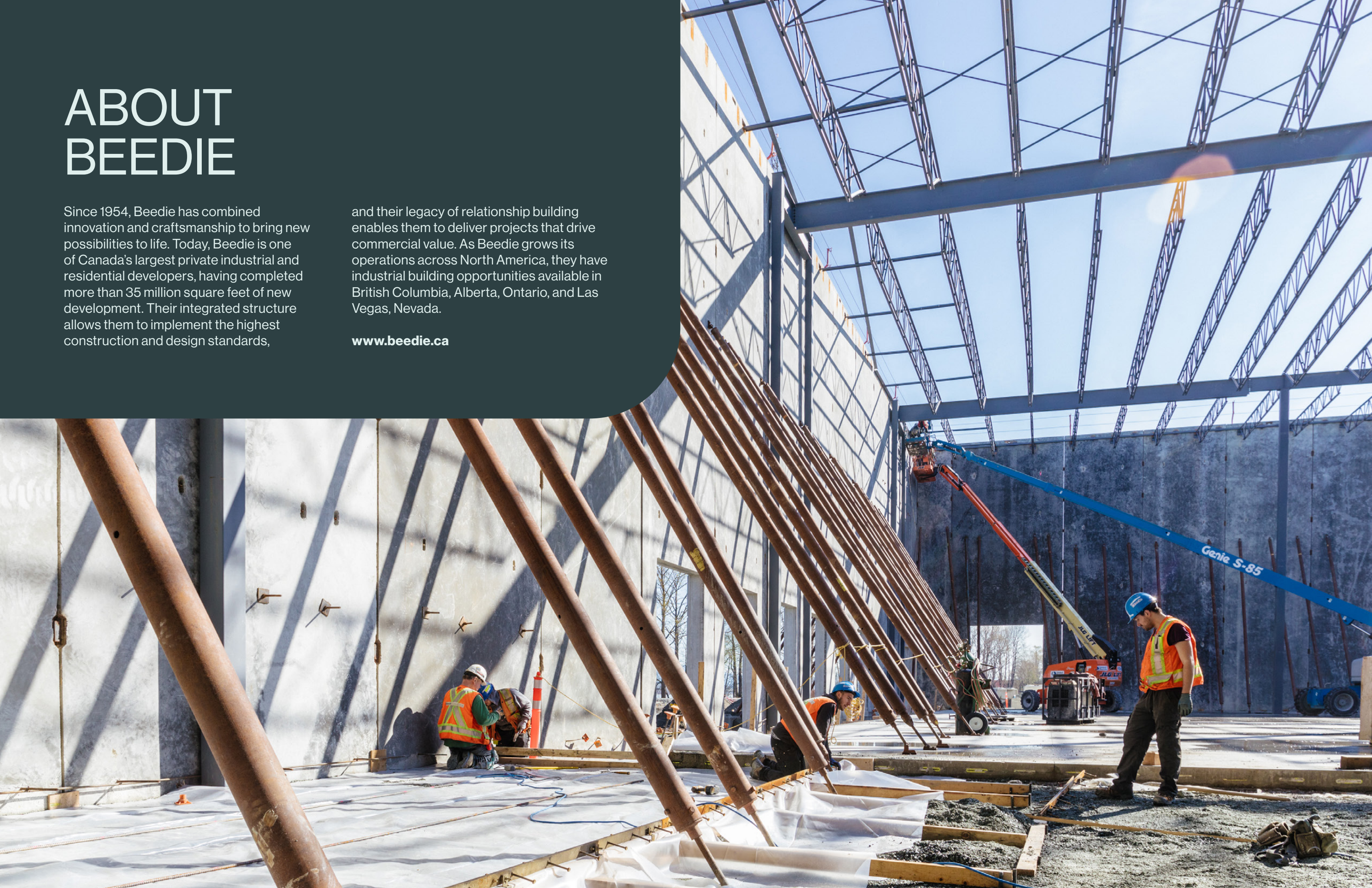
Purpose-built with IL zoning, efficient unit configurations, and the flexibility growing companies need, Anvil is uniquely positioned for users who may benefit from these federal investment incentives.*

**Eligible purchasers should consult their independent tax and financial advisors to determine how these federal measures may apply to their investment.*

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





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