

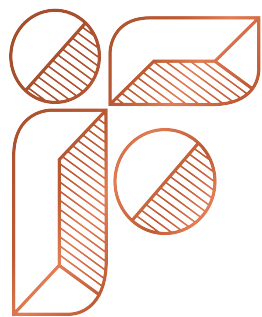
FOR SALE

7 King Edward Street, Coquitlam, BC

Fraser Mills Business Centre

Developed by **Beedie/**

Marketed by  **CUSHMAN &
WAKEFIELD**



INDUSTRIAL STRATA HAS ARRIVED AT FRASER MILLS

Comprised of 16 premium industrial units, opportunities at Fraser Mills Business Centre range from 7,950 SF to 24,428 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 award-winning 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.



Timing
Move-in ready



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			SOLD		
102			SOLD		
103	6,149	1,803	7,952	\$635	7
104	7,244	1,805	9,049	\$630	8
105			SOLD		
106			SOLD		
107			SOLD		
108			SOLD		

BUILDING B | 7 King Edward Street

Unit	Warehouse SF	Mezz SF	Total SF	Price PSF	Parking
101	11,640	2,397	14,037	\$650	13
102	7,925	2,466	10,391	\$620	10
103			SOLD		
104			SOLD		
105	8,672	2,637	11,309	\$610	10
106			SOLD		
107			SOLD		
108			SOLD		

MARKETING PLAN

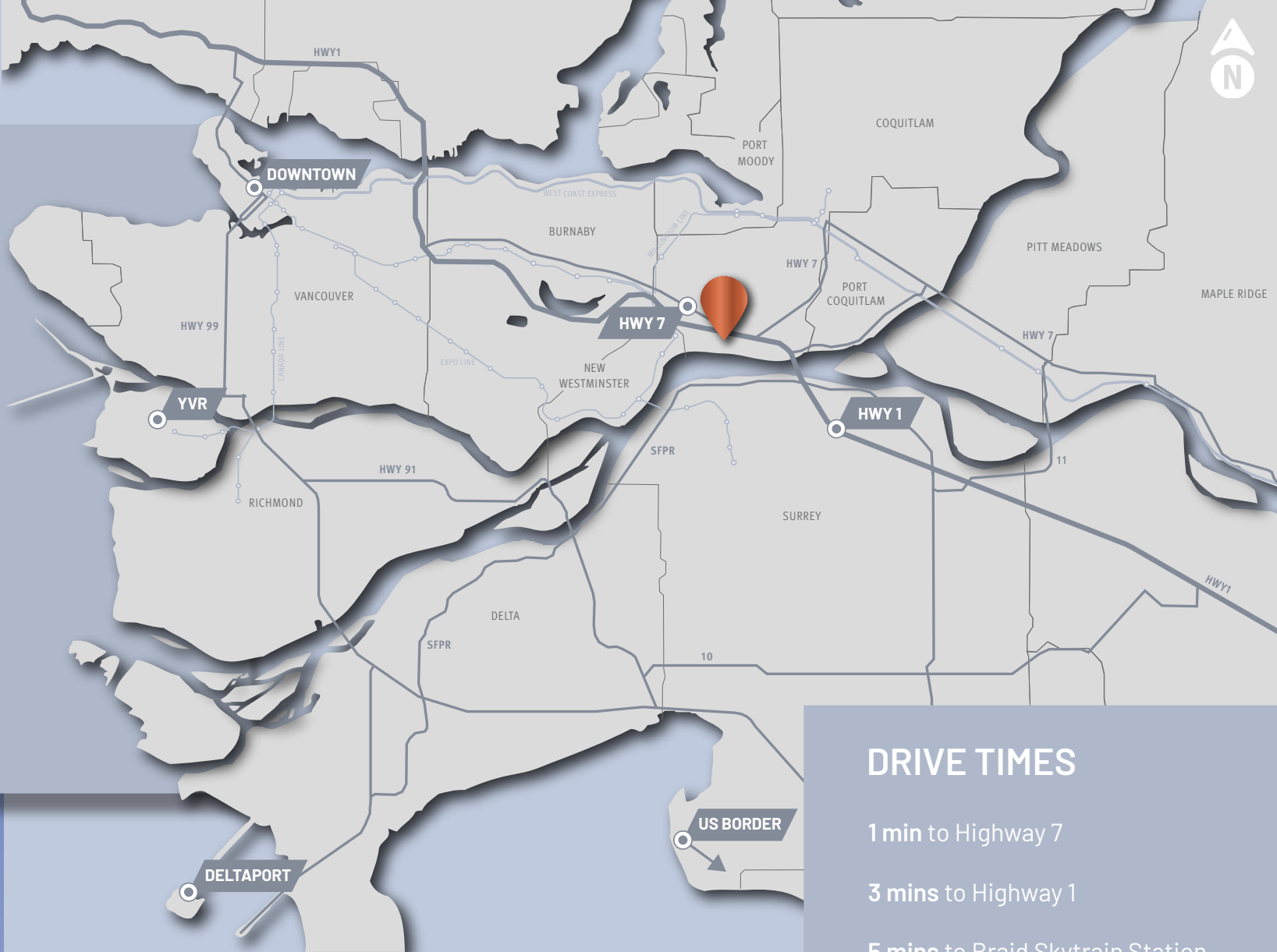
LEGEND

- D = Dock Loading
- M = Mechanical Room
- PMT = Pad Mounted Transformer
- = Sold / Under Contract
- G = Grade Loading
- E = Electrical Room
- MS = Monument Sign



BUILDING FEATURES

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



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.

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

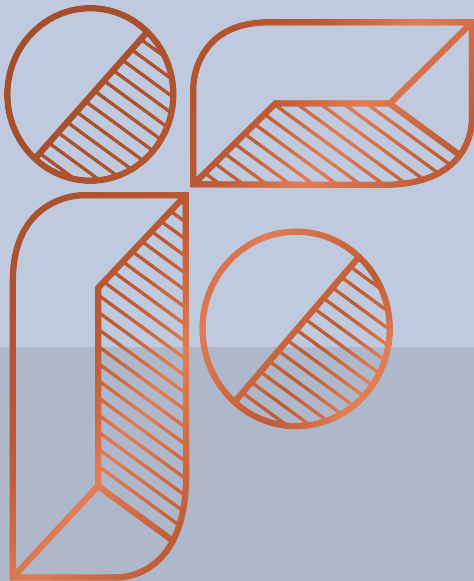


BUILT FOR GOOD

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

Beedie/



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