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			SOLD		
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			UNDER CONTRACT		
106			SOLD		
107			SOLD		
108			SOLD		

MARKETING PLAN

LEGEND

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



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

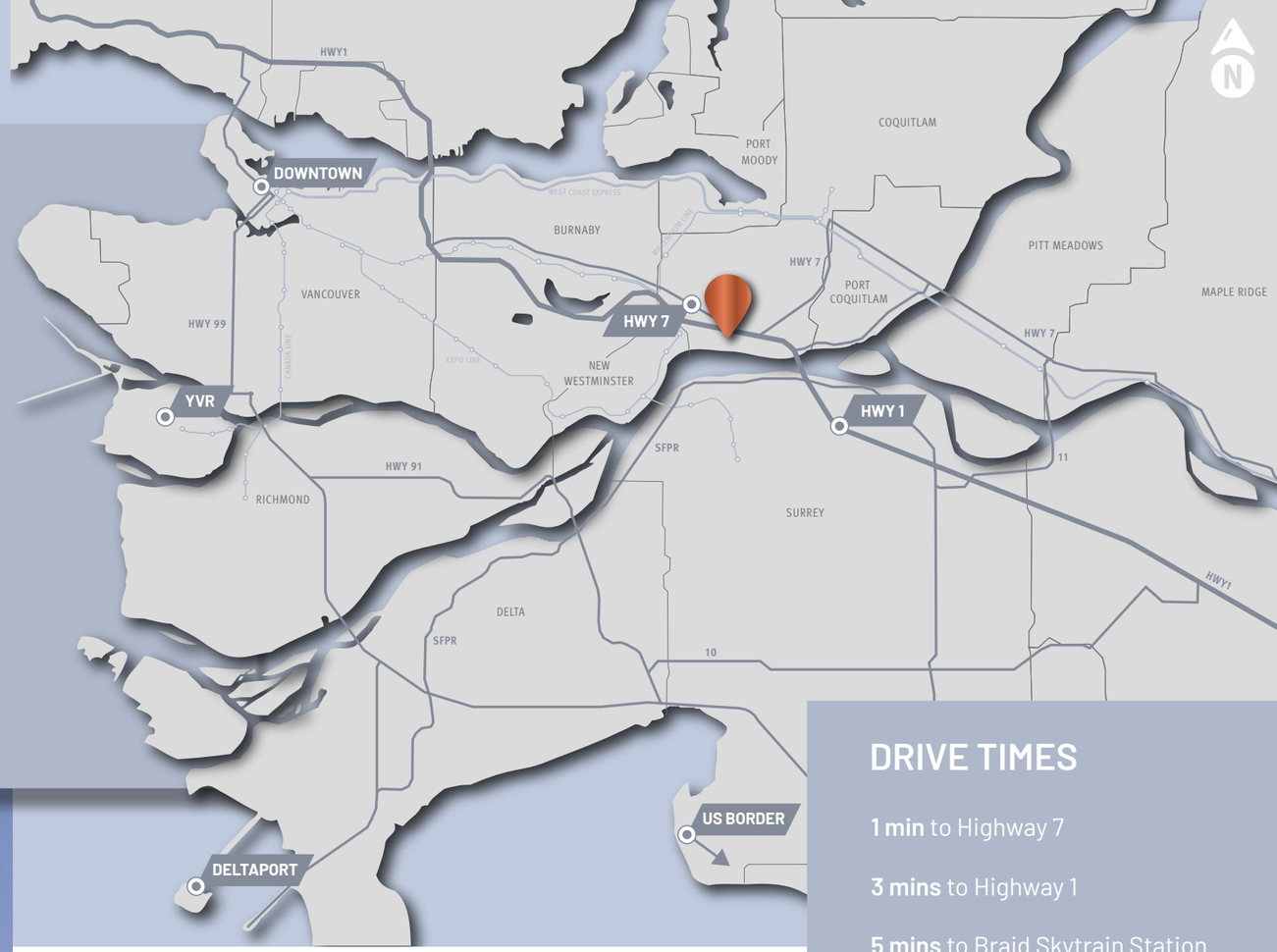
RECIRCULATION FANS
Ceiling fans located near loading doors

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



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.

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



CONTACT

BLAKE GOZDA
Personal Real Estate Corporation
Senior Vice President
604 608 5971
Blake.Gozda@cushwake.com

D. NATHAN KEWIN
Personal Real Estate Corporation
Senior Vice President
604 640 5885
Nathan.Kewin@cushwake.com

JEEVAN BATH
Associate
778 401 6294
Jeevan.Bath@cushwake.com

CUSHMAN & WAKEFIELD

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.