

Developed by Beedie/





Comprised of 16 premium industrial units, opportunities at Fraser Mills Business Centre range from 7,950 SF up to 36,190 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 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.





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	9,171	2,061	11,232	Contact Listing Agents	10
102	6,152	1,805	7,957	Contact Listing Agents	7
103	6,149	1,803	7,952	Contact Listing Agents	7
104	7,244	1,805	9,049	\$725	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	Contact Listing Agents	13		
102	7,925	2,466	10,391	Contact Listing Agents	10		
103	SOLD						
104			SOLD				
105	8,672	2,637	11,309	\$685	10		
106	UNDER CONTRACT						
107	9,591	2,610	12,201	\$680	11		
108			SOLD				

MARKETING PLAN



LEGEND

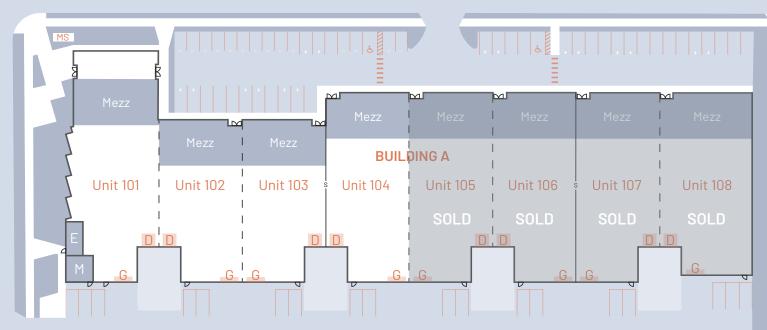
= Dock Loading

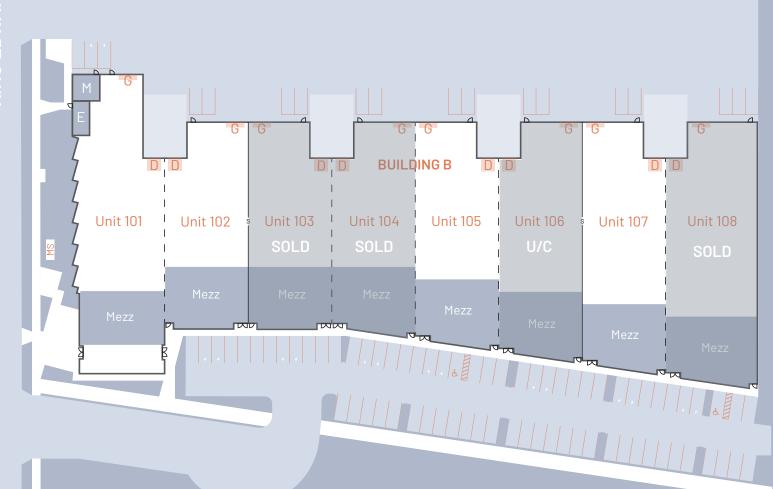
M = Mechanical Room

PMT = Pad Mounted Transformer

= Sold / Under Contrac

LUMBER ALLEY





BUILDING FEATURES

CONSTRUCTION

CEILING HEIGHT

LOADING level loading per unit

FLOOR LOAD 500 lbs/SF warehouse floor

RECIRCULATION FANS

POWER

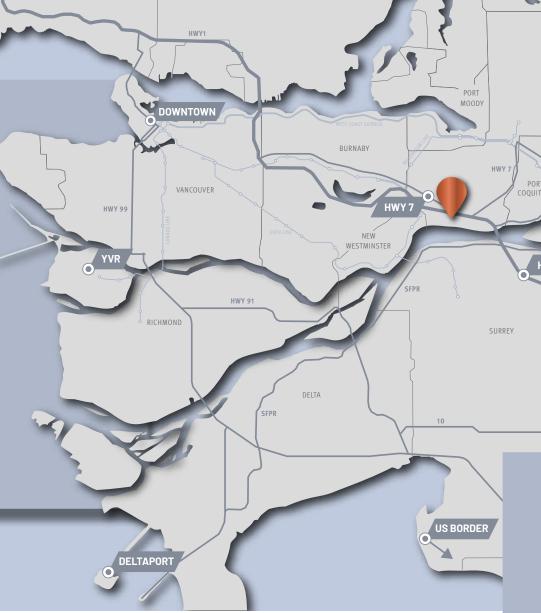
MEZZANINE

WAREHOUSE INTERIOR

SERVICE PLUS

defects from the date of





LOCATION

restaurants and retail storefronts.

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.

DRIVE TIMES

3 mins to Highway 1

PITT MEADOW:

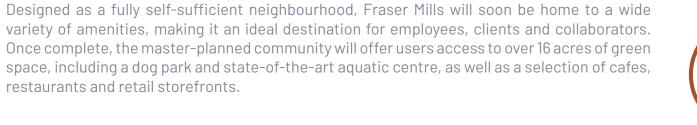
MAPLE RIDGE

9 mins to Coquitlam Centre

30 mins to YVR Airport

45 mins to Deltaport

45 mins to US Border

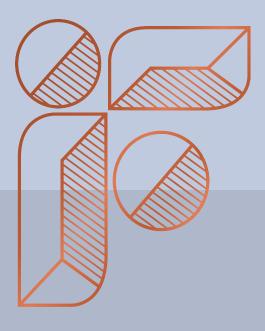


BUILT FOR GOOD

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







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