



**NEW PRICING - UNIT 102 & 103 NOW AVAILABLE FOR \$595 PSF**

Port \_\_\_\_  
**Kells**  
\_\_\_\_ West

# BRAND NEW INDUSTRIAL STRATA UNITS FOR SALE

**With Direct Exposure to Golden Ears Way**

Port Kells West by Beedie | Building C | 18980 98th Avenue, Surrey BC





PORT KELLS WEST

18980 98th Avenue, Surrey BC

Building C at Port Kells West, Beedie's latest industrial strata development represents a unique opportunity for businesses to purchase state-of-the-art space in Surrey's most coveted industrial node, Port Kells.

Individual units ranging from 6,900 SF - 7,200 SF or the entire building comprised of over 35,000 SF are available immediately for occupancy. Building C features best-in-class specifications including structural steel mezzanine, 24' clear ceiling heights, oversized grade loading, warehouse skylights, ample on-site parking and more. Furthermore, Building C benefits from direct exposure to Golden Ears Way, one of the major arterial routes for the Golden Ears Bridge, which sees over 67,000 vehicle crossings per weekday on average.

T.I. permits have been proactively submitted to the City of Surrey, providing immediate time savings to expedite occupancy for purchasers. The end user can take advantage of these plans or utilize Beedie's experienced Interior Design team to coordinate a custom office build-out.

This is a remarkable opportunity to own in a brand-new industrial development, providing everything you need to position your company for success.



DIRECT EXPOSURE

To Golden Ears Way



GENERIC TI PERMITS

Proactively Submitted



ZONING

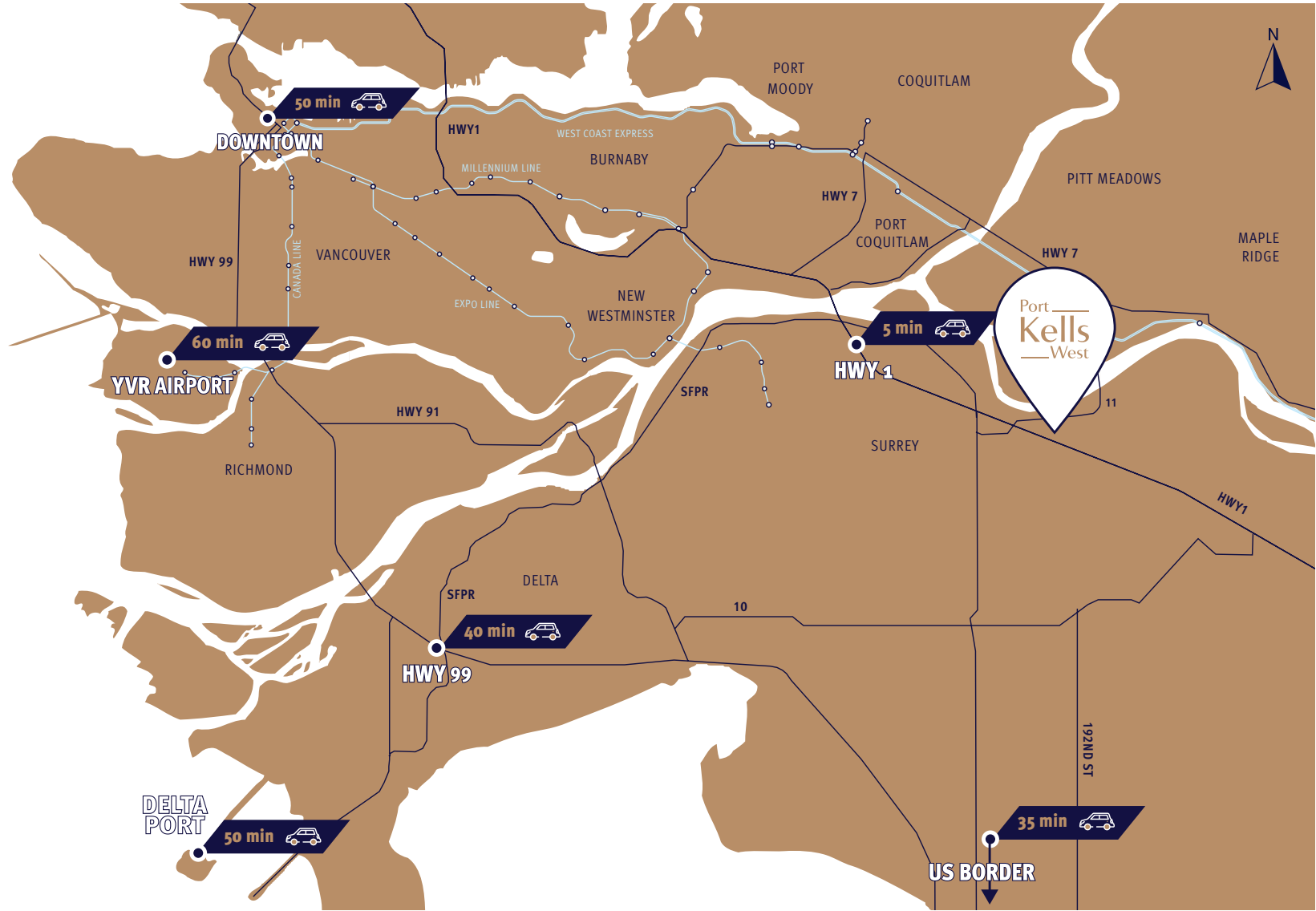
IL - Light Impact Industrial



OCCUPANCY

Immediate





Port Kells West is situated in arguably the most sought-after industrial hub in Metro Vancouver. The Port Kells industrial area is instantly accessible from Highway 1 via both 192nd Street and 200th Street interchanges. Golden Ears Way flows east-west along the Fraser River, connecting the area to both the Golden Ears Bridge and the South Fraser Perimeter Road.

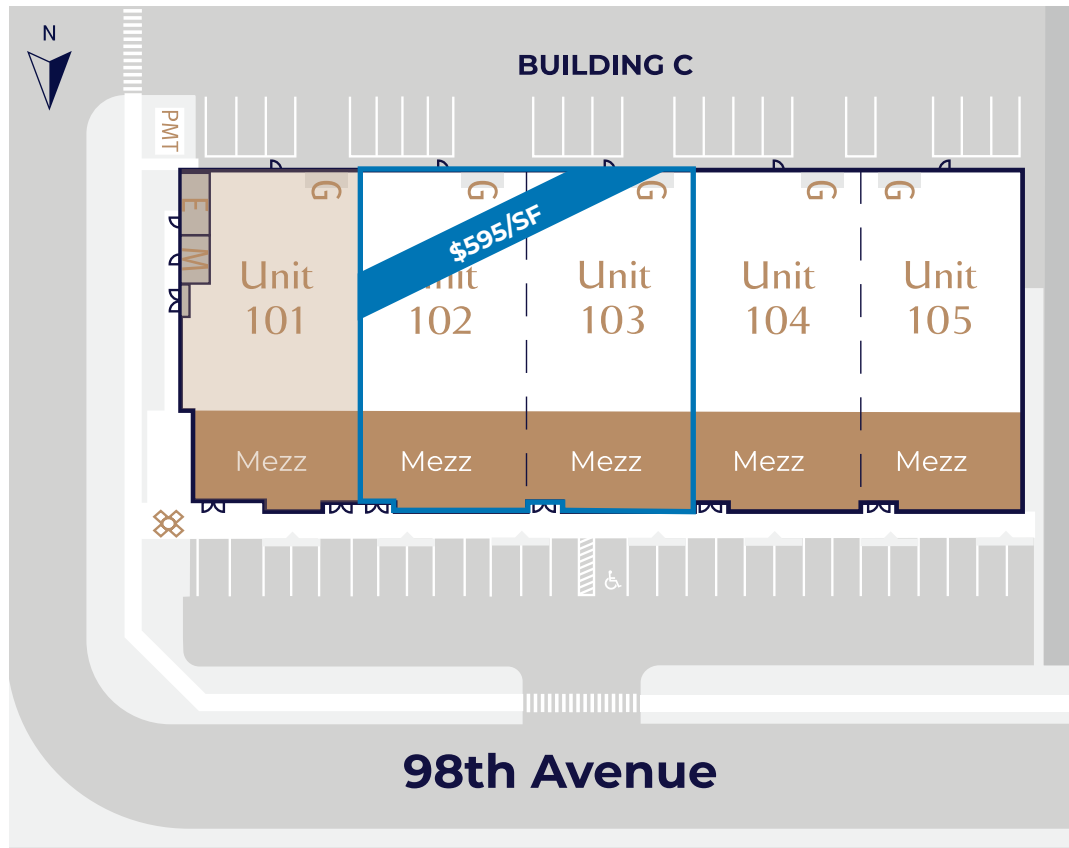
Port Kells West is specifically located on the west side of 190th Street, directly north of 96th Avenue — the major connector route through Port Kells and Northwest Langley. Amenities are within walking distance at 200th Street and transit is readily available along 96th street. This premium location within the Fraser Valley cannot be beat.

|  |   |   |   |
|--|---|---|---|
|  <div>CONSTRUCTION<br/>Pre-cast concrete</div>                              |  <div>CEILING HEIGHT<br/>24' clear</div>   |  <div>LOADING<br/>One 12' x 14' grade door per unit</div>  |  <div>POWER<br/>200 amp, 347/600 volt dedicated service per unit</div>   |
|  <div>MEZZANINE<br/>Structural steel with design loads to 100 lbs PSF</div> |  <div>LIGHTING<br/>High efficiency LED fixtures</div>                              |  <div>SKYLIGHTS<br/>Warehouse skylights</div>  |  <div>INTERIOR WALLS<br/>Painted interior walls for greater illumination</div>   |
|  <div>SPRINKLERS<br/>ESFR sprinkler system</div>                            |  <div>FLOOR LOAD<br/>500 lbs PSF warehouse floor load capacity</div>               |  <div>HEATERS<br/>Gas-fired unit heaters</div>   |  <div>RECIRCULATION FANS<br/>Ceiling fans located near loading doors</div>   |
|  <div>EV PARKING<br/>Rough-in for future EV capability</div>              |  <div>TURNKEY OFFICE<br/>Complete &amp; custom build-out options available</div> |  <div>TELECOMS<br/>Fibre optic cable will be brought to the service room &amp; distributed to each unit by TELUS</div> |  <div>SERVICE PLUS<br/>12-month warranty on all material and workmanship defects from the date of substantial completion</div> |



|            | BLDG C   | Footprint SF | Mezzanine SF | Total SF | Price/SF* | Loading | Parking Stalls |
|------------|----------|--------------|--------------|----------|-----------|---------|----------------|
|            | Unit 101 | SOLD         |              |          |           |         |                |
| NEW PRICE! | Unit 102 | 5,478        | 1,730        | 7,208    | \$595     | 1 G     | 9              |
|            | Unit 103 | 5,478        | 1,730        | 7,208    | \$595     | 1 G     | 9              |
|            | Unit 104 | 5,478        | 1,730        | 7,208    | -         | 1 G     | 9              |
|            | Unit 105 | 5,262        | 1,661        | 6,923    | -         | 1 G     | 9              |

\* Prices subject to change without notice. Please contact our listing team for unpriced units.



LEGEND

- M = Mechanical Room
- G = Grade Doors
- E = Electrical Room
- PMT = Pad Mounted Transformer
- Mezz = Mezzanine
- ⊗ = Amenity Space
- 📮 = Mailbox
- = Sold/Under Contract



OWNING YOUR BUSINESS REAL ESTATE

Owning industrial real estate and operating your business out of that space provides the added benefit of building equity instead of paying for a lease. Metro Vancouver and the Fraser Valley have always been, and will continue to be low-vacancy industrial regions due to geographic land constraints and rising consumer demand.

Lock in the value of a brand new strata warehouse facility and secure your business for the future.



Owning your company's real estate provides flexible exit strategies for business owners.

1. Selling your business & retaining an income producing real estate asset.
2. Selling your facility (and potentially leasing back the facility) for a substantial cash infusion.
3. Selling both your business & the facility together.



Eliminate the risk of increasing leasing costs



Industrial real estate in Surrey is considered a low risk investment



Population continues to grow and consumer demand is steadily increasing





DEVELOPED BY



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

[Beedie.ca](http://Beedie.ca)

MARKETED BY



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For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management.

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