

FOR SALE



PROGRESS WAY
BUSINESS CENTRE

100% SOLD



Developed by

Beedie/

Marketed by

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

7672 Progress Way

Delta, BC

OPPORTUNITY

Beedie presents a unique opportunity to own brand new, state-of-the-art industrial warehouse space in the City of Delta. Centrally located in Metro Vancouver, Progress Way Business Centre is the only high-exposure project west of Surrey. This facility offers seven (7) large-bay strata units starting at 13,693 square feet. Each unit comes equipped with best-in-class specifications including pre-built mezzanine space, 32' ceiling heights, ample 3-phase power, LED lighting, ESFR sprinklers, turn-key office with custom build-out options, and dock & grade loading. Combining the prominent location with Beedie's market-leading construction and after-care service makes Progress Way Business Centre the best large-bay strata project available today.

LOCATION

Progress Way Business Centre is located along Progress Way with prime exposure to Highway 17 (the South Fraser Perimeter Road) within Delta's sought-after and rapidly growing Tilbury industrial area. This industrial facility offers convenient access to all Metro Vancouver main thoroughfares including Highway 17, Highway 91, and Highway 99. Progress Way Business Centre's strategic location provides businesses close proximity to major logistical centres such as Delta Port, YVR International Airport, and the Tsawwassen Ferry Terminal.



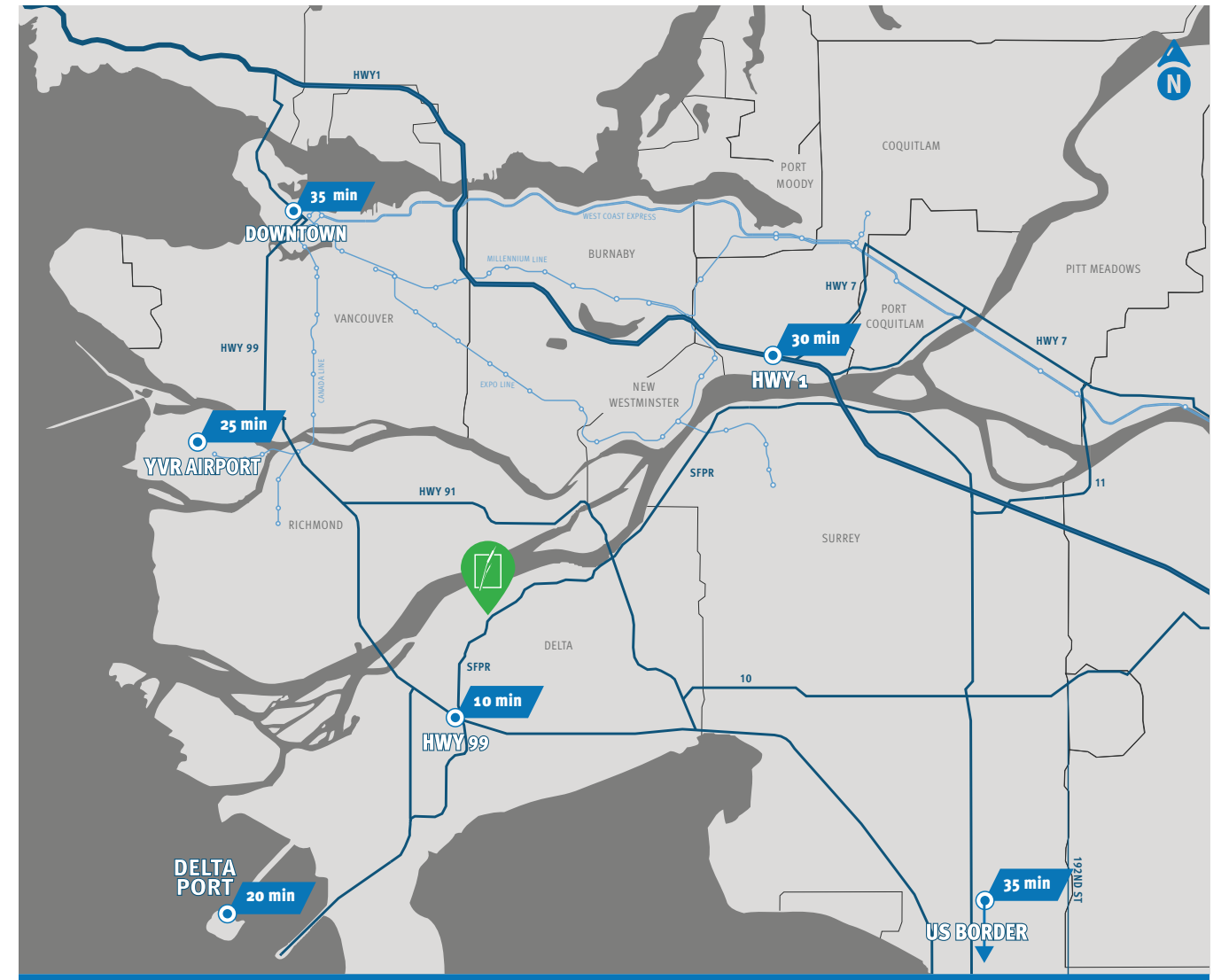
ZONING

I2 - Medium Impact Industrial



COMPLETION DATE

Q3 2022



BUILDING FEATURES



CONSTRUCTION

Concrete tilt-up insulated panels



CEILING HEIGHT

32' clear



POWER

3-phase, 2,500 amps at 347/600 volt dedicated service to the building



LOADING

Dock & grade loading



LIGHTING

High efficiency LED fixtures



SKYLIGHTS

Warehouse skylights



INTERIOR WALLS

To be painted white for greater illumination



SPRINKLERS

ESFR sprinkler system



FLOOR LOAD

700 lbs PSF warehouse floor load capacity



HEATERS

Gas-fired unit heaters



RECIRCULATION FANS

Ceiling fans located near loading doors



TURN-KEY OFFICE

Complete & custom build-out options available



MEZZANINE

Structural steel with design loads to 100 lbs PSF



SUPERIOR LOCATION

Prime exposure to Highway 17 (SFPR)



TELECOMMUNICATIONS

Fibre optic cable will be brought to the service room & distributed to each unit by TELUS



SERVICE PLUS

2-month warranty on all material and workmanship defects from the date of substantial completion



UNIT BREAKDOWN

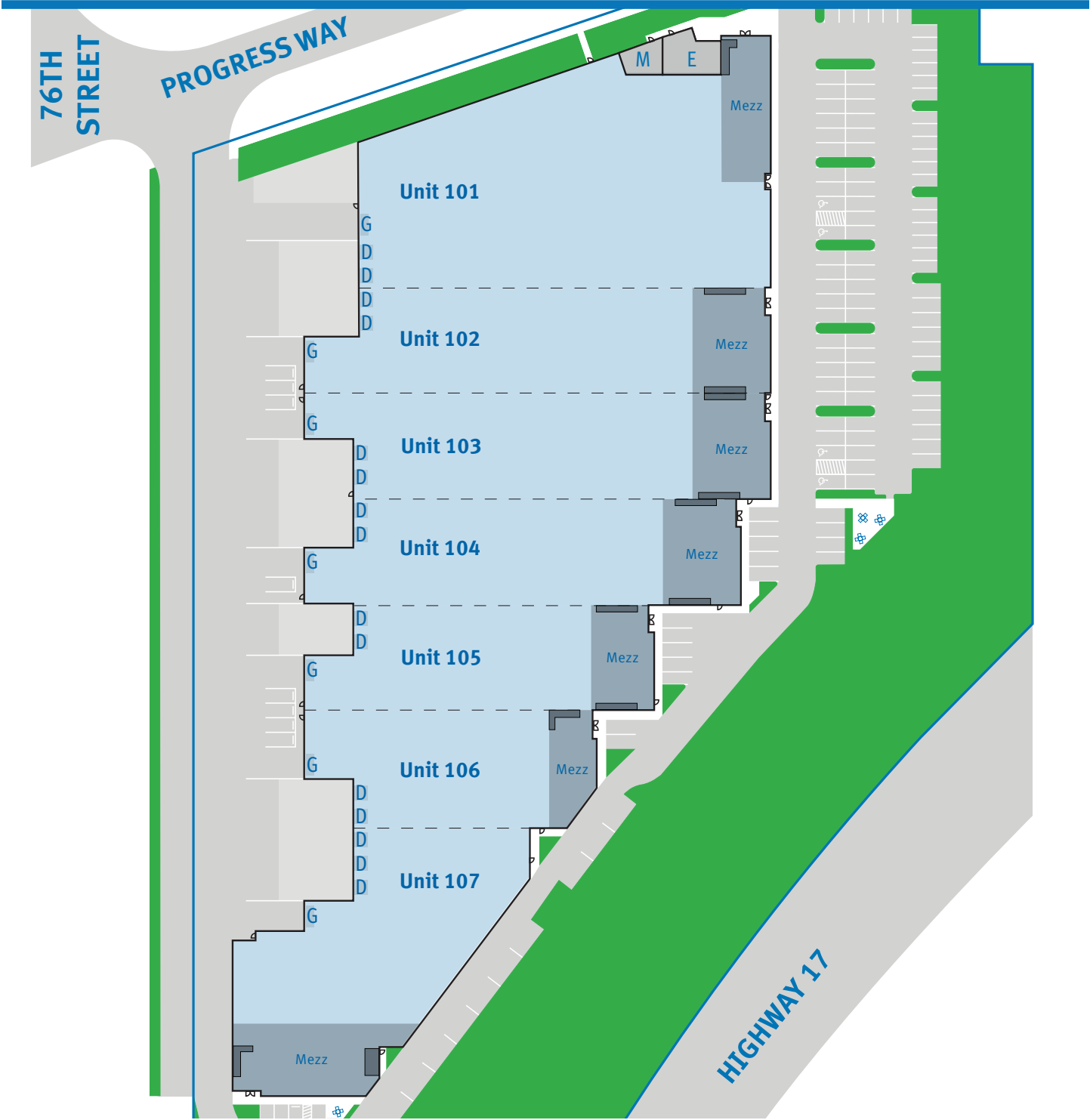
	Unit Footprint SF	Mezzanine SF	Total SF	\$/PSF	Parking Stalls	Loading
Unit 101	SOLD					
Unit 102	SOLD					
Unit 103	SOLD					
Unit 104	SOLD					
Unit 105	SOLD					
Unit 106	SOLD					
Unit 107	SOLD					

MARKETING PLAN



LEGEND

- D = Dock Doors
- G = Grade Doors
- Mezz = Mezzanine
- = Stairs
- M = Mechanical Room
- E = Electrical Room
- ⊗ = Amenity Space
- = Sold/Under Contract



BENEFITS OF OWNING YOUR BUSINESS' REAL ESTATE

Progress Way Business Centre offers an excellent opportunity to own large-bay industrial space in Metro Vancouver's increasingly competitive industrial market. With COVID-19 applying further downward pressure on industrial vacancy rates, local tenants have continued to experience significant rental rate inflation, fueling the industrial condo market. This migration is largely due to the benefits of owning your business' real estate, including the opportunity to control your costs, being your own landlord, and taking advantage of tax benefits while building equity in an industrial market facing geographical supply constraints.

Metro Vancouver's
industrial statistics in the
fourth quarter of 2020

1.2%
Metro Vancouver
Industrial Vacancy

2,900,000
Square feet
of Absorption

33%
Average PSF growth in strata unit
value in Delta from 2020–2021

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.

PERSONAL WEALTH

Build personal wealth apart from your operating company.

FLEXIBILITY

Control of your own facility and be free of Landlord woes. Be your own landlord by controlling your rent increases or own industrial property within a competitive industrial market.

EQUITY

Build your own equity instead of investing in leasehold improvements to appreciate someone else's asset.

TWO-FOLD TAX BENEFIT

Owner's business will still write off their rental payment as a business expense and their holding company will deduct carrying costs against rental income. Potential for Capital Cost Allowance deduction.

ABOUT THE DEVELOPER

Beedie/

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 30 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.

www.beedie.ca



PROGRESS WAY BUSINESS CENTRE



CONTACT



STEVE CALDWELL

Personal Real Estate Corporation
Partner & Executive Vice President
604 895 2224/steve.caldwell@lee-associates.com

GRANT BASRAN

Associate, Industrial
604 630 3376/grant.basran@lee-associates.com

MACKENZIE FRASER

Associate, Industrial
604 630 3386/mackenzie.fraser@lee-associates.com



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



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