

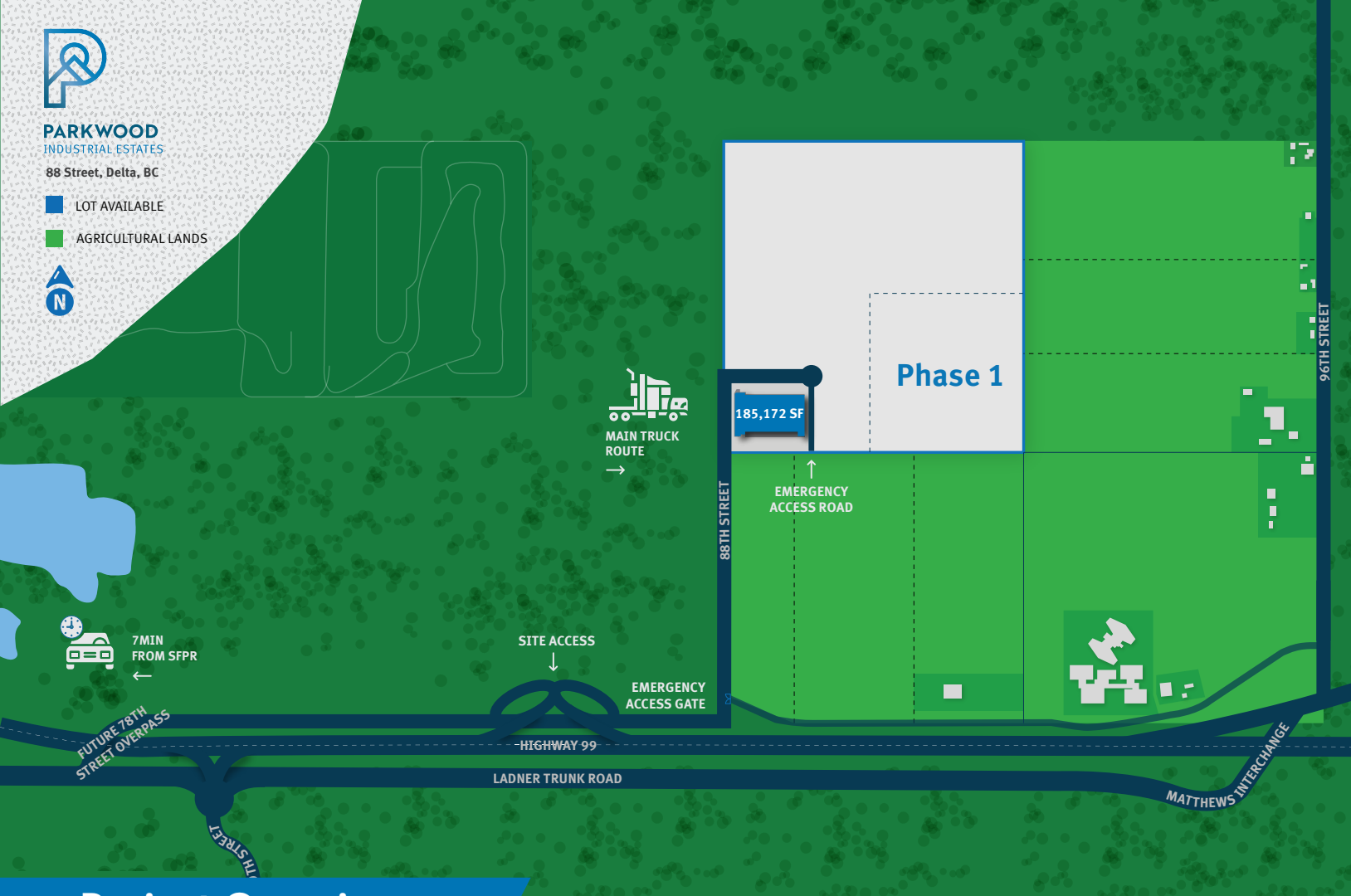
PARKWOOD
INDUSTRIAL ESTATES

FOR LEASE BUILD-TO-SUIT OPPORTUNITIES



88th Street & Burns Drive, Delta, BC

Developed by **Beedie/**

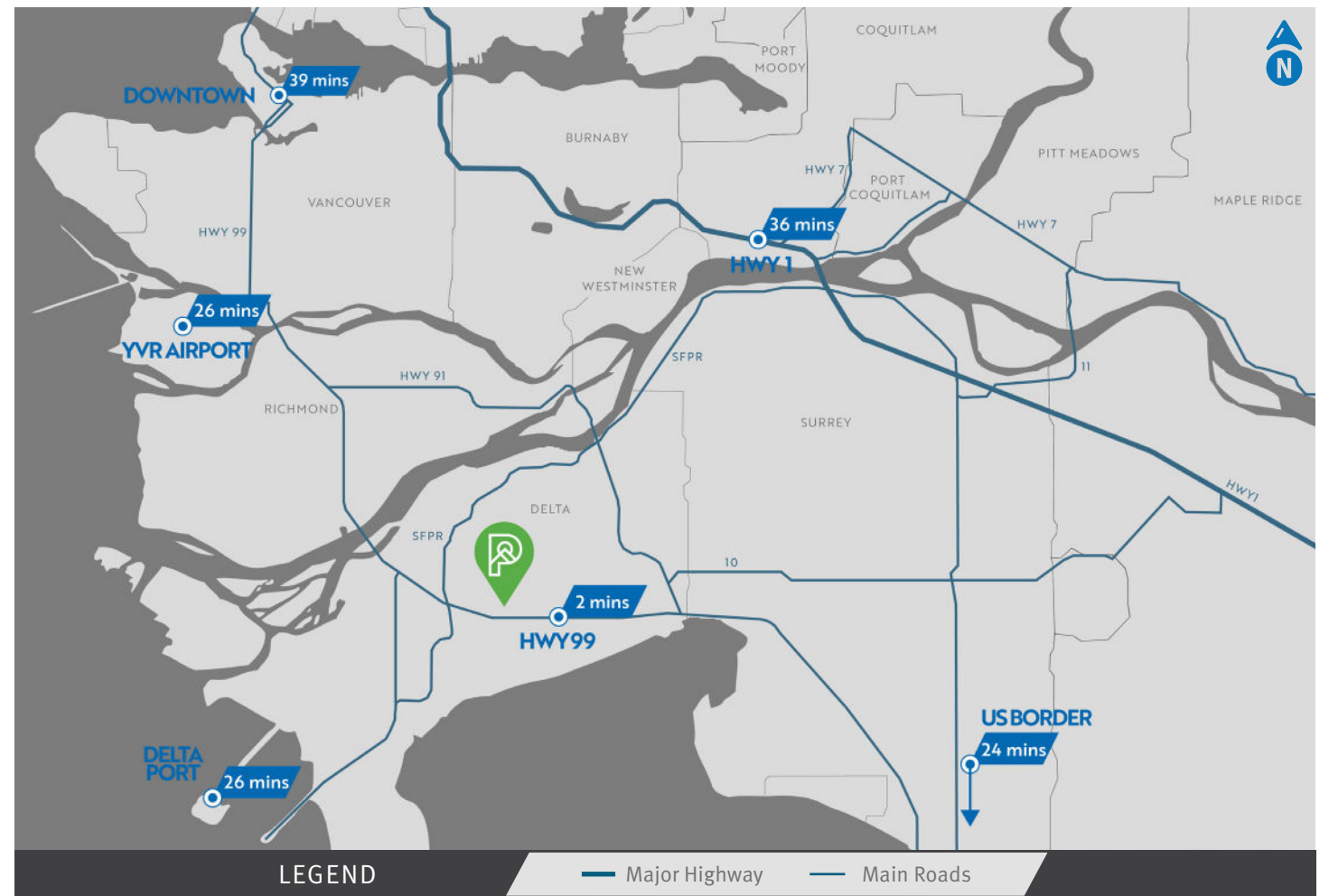


Project Overview

Beedie is pleased to present the opportunity to lease a custom built, state-of-the-art facility in Delta's Parkwood Industrial Estates.

Parkwood is a brand new master planned industrial business park with the potential for 2.5 million square feet of new construction. Designed with logistics in mind, Parkwood is ideally situated minutes away from two of Metro Vancouver's major through fares, Highway 99 and Highway 17 (SFPR).

Phase 1 is currently under preload and consists of 35 prime acres of land available for build-to-suit development, with opportunity for more than 1.5 million square feet to be constructed in the balance of the park.

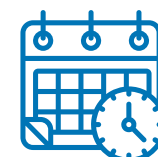


Location & Timing

Parkwood Industrial Estates is conveniently located on 88th Street in Delta, with direct access to Highway 99 and just minutes to the South Fraser Perimeter Road (Highway 17) which allows efficient access to the rest of the Lower Mainland. The central location connects your business to Metro Vancouver and beyond, with the Canadian-American border, Delta Port and Vancouver International Airport all less than 30 minutes away.



Zoning - I2 - Industrial



Project completion will vary depending on your tailored business requirements.



Dorigo Systems Ltd.
Glenlyon Business Park, Burnaby, BC

Beedie by Design

Beedie has the expertise to customize any property to the exact requirements of its clients – from loading bays to lighting to column spacing and power requirements, everything is considered. Our vertically integrated structure addresses all aspects of development including land acquisition, design, construction, financing and property management. From 500,000 square foot distribution facilities to state-of-the-art food manufacturing facilities, there is no project too small, too large or too complex for our design and construction teams.

Beedie has designed and constructed purpose-built facilities for high-profile clients including Leon's, Toyo Tires, North Delta Seafoods, Canada Post, Canadian Tire, TELUS, Stanley Doors, Jeld-Wen, CB Supplies, FedEx Ground, AG Hair and Sobeys.

Beedie's undeveloped property portfolio holds land in nearly all major industrial areas in Metro Vancouver and the Fraser Valley including Burnaby, Coquitlam, Delta, Richmond, Langley, Surrey, as well as Airdrie, Calgary, Edmonton and Rockyview in Alberta, and Mississauga, Scarborough and Oshawa in Ontario.



AG Hair
Coquitlam, BC

About Beedie

As a market leader in built-to-suit development, Beedie is one of the largest industrial developers and property managers in Western Canada. Established in 1954, Beedie has completed over 35 million square feet of industrial construction across British Columbia and Alberta, including state-of-the-art distribution centres, federally rated dairy plants and a jet turbine facility, and has recently expanded its industrial reach into the Ontario and Las Vegas, Nevada markets.

Beedie's experienced development and construction teams provide our clients with unparalleled insight and advice, leading to operational efficiencies and overall cost savings. A commitment to delivering value and quality, coupled with integrity, innovation and vision has defined the Beedie name since its inception.



Rimex Supply Ltd.
Gloucester Industrial Estates, Langley, BC



Delta Building Products
Delta, BC



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Beedie/

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