

ACQUIRE NEW-GENERATION
BEEDIE STRATA IN DELTA
FOR UNDER \$500 PSF!

FOR SALE OR LEASE

WESTPOINTE BUSINESS CENTRE

Developed by Beedie/



westpointe
BUSINESS CENTRE

Marketed by  JLL

Units 106 - 109, 7799 Berg Road

Delta, BC

LOCATION & AMENITIES

Delta is a well-established and sought-after industrial submarket that offers users, tenants and investors a distinct locational advantage by being centrally positioned to provide for ready and efficient access to and from all areas of Metro Vancouver.

Westpointe Business Centre provides competitive drive times of less than 35 minutes to Downtown Vancouver, Surrey City Centre, Richmond City Centre, and Central Burnaby – the residential and economic core areas of the region. The subject property is in close proximity to both Surrey and Langley, two of Canada’s most rapidly growing municipalities, both of which feature well-established, skilled labour pools.

This quality industrial business centre offers easy and convenient access to important regional facilities and infrastructure including Deltaport, Tsawwassen Ferry Terminal, Vancouver International Airport and the Trans-Canada Highway.



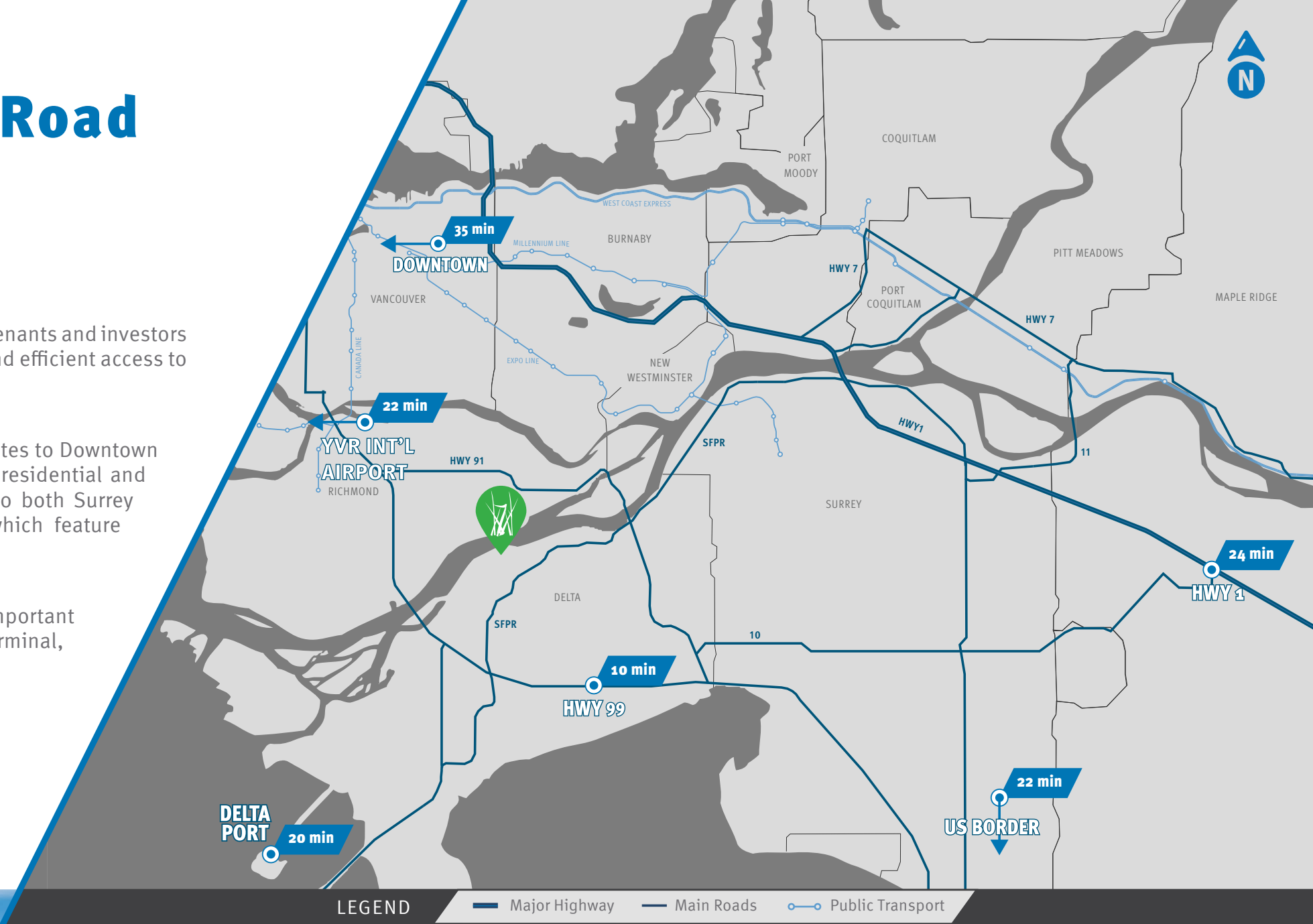
20.1% of the Fraser Valley’s labour force is employed in trades, transport equipment operations



12.4% population growth in the Fraser Valley (Surrey, Delta & Langley)



83.3% of residents commute to work via automobile



OPPORTUNITY

Available for sale or lease, Westpointe Business Centre is located within Delta’s premier industrial park, Delta Link. Developed and constructed by Beedie, the project positions businesses just minutes from the South Fraser Perimeter Road, offering exceptional connectivity to one of the region’s most important transportation corridors.

Westpointe features four (4) premium units ranging from 19,744 to 81,817 SF, each with 32' clear heights and both dock and grade loading. The development combines state-of-the-art industrial space with access to scenic park areas and trail networks, creating an ideal balance for employees and clients. Establish and grow your business within one of the region’s most established and strategically positioned industrial nodes.



ZONING

I-2 - Heavy Industrial



OCCUPANCY DATE

Q2 2026

BUILDING FEATURES

CONSTRUCTION

Insulated concrete tilt-up panels

ACCESS

Purpose built internal road system with good turning dimensions for easy truck access

LOADING

Two (2) dock & one (1) grade loading per unit

FLOOR LOAD

500 lbs PSF live load; maximum 8,000 lbs racking point load

ELECTRICAL SERVICE

3-phase power
600 volt, 200 amp

LIGHTING

High efficiency LED fixtures

WASHROOM

One (1) accessible washroom in every unit

INTERIOR WAREHOUSE

Three (3) skylights per unit with interior walls painted white for greater illumination

CEILING HEIGHT

32' clear

MEZZANINE

Structural steel with design loads to 100 lbs PSF

RECIRCULATION FANS

Standard in every unit

SPRINKLER

ESFR sprinkler system

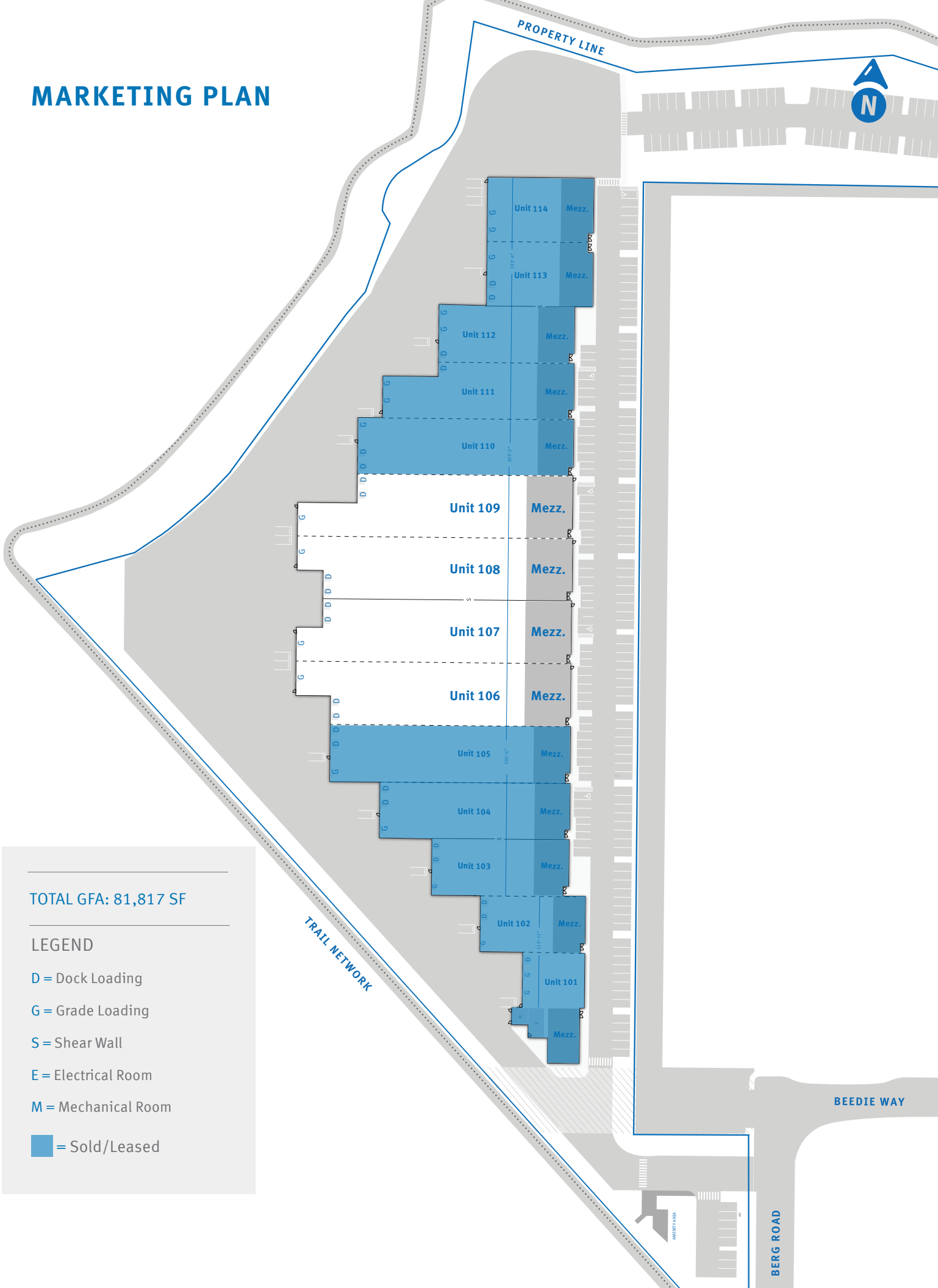


UNIT BREAKDOWN & PRICING

UNIT	WAREHOUSE SF	GROUND FLOOR OFFICE SF	MEZZ SF	TOTAL SF	PRICE PSF
106	14,769	2,631	3,094	20,494	\$525
107	15,049	2,631 (shell)	3,089	20,769	\$495
108	15,059	2,631 (shell)	3,090	20,780	\$495
109	14,046	2,631 (shell)	3,097	19,744	\$495
TOTAL	58,923	10,536	12,370	81,817	—

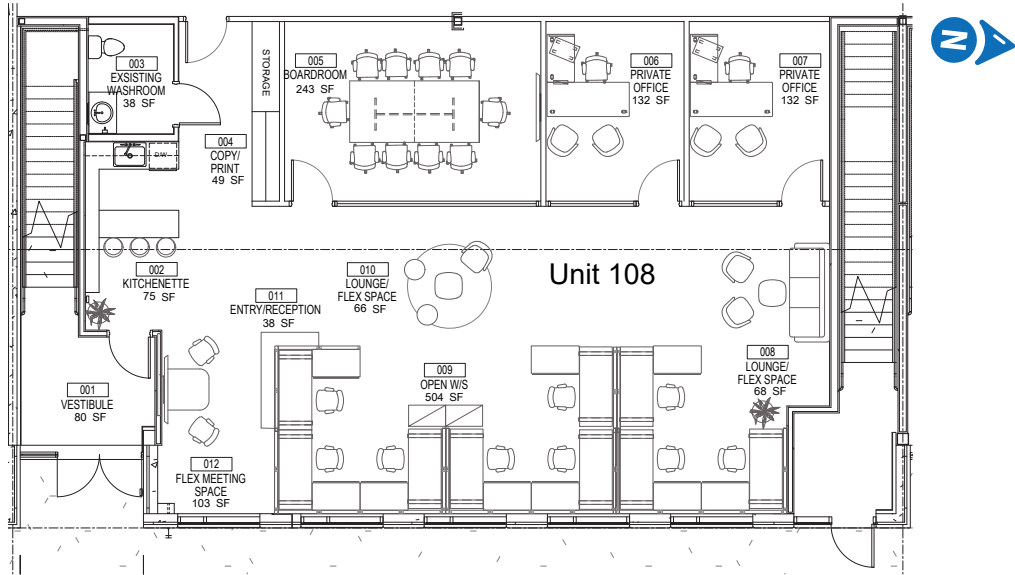
Lease options available: contact listing team for more details.
Opp. costs: From \$7.88 PSF + management fee

MARKETING PLAN

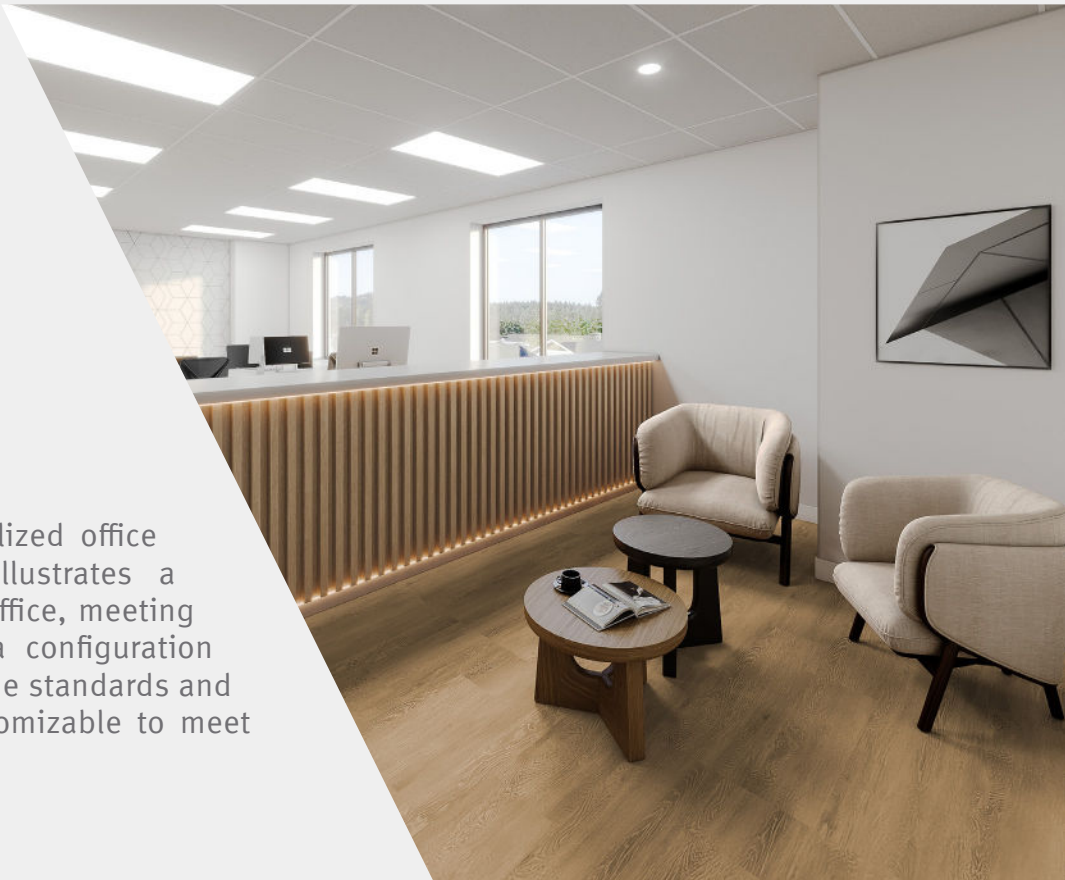
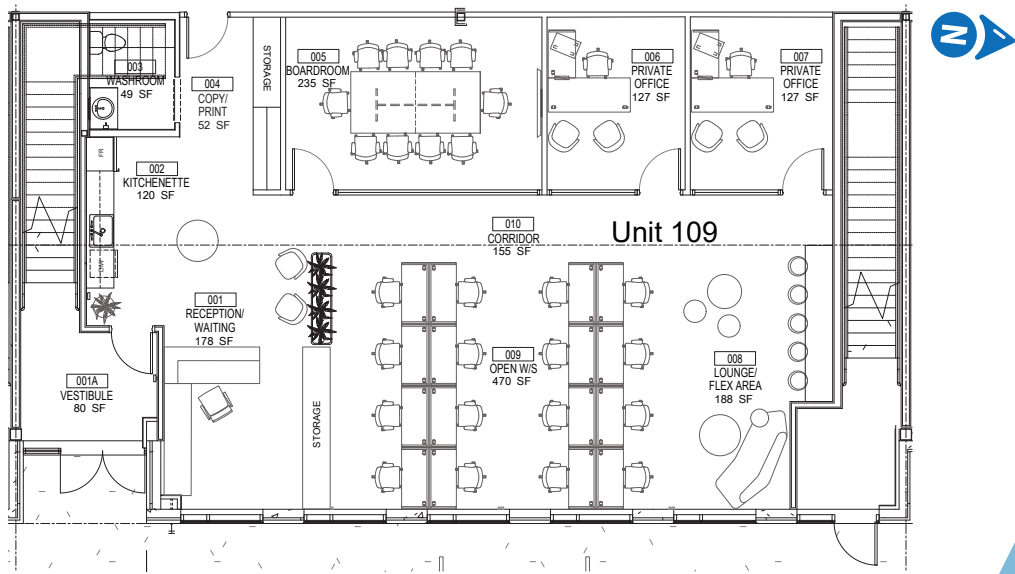


POTENTIAL OFFICE BUILD-OUT

UNIT 108
Ground Floor
Office



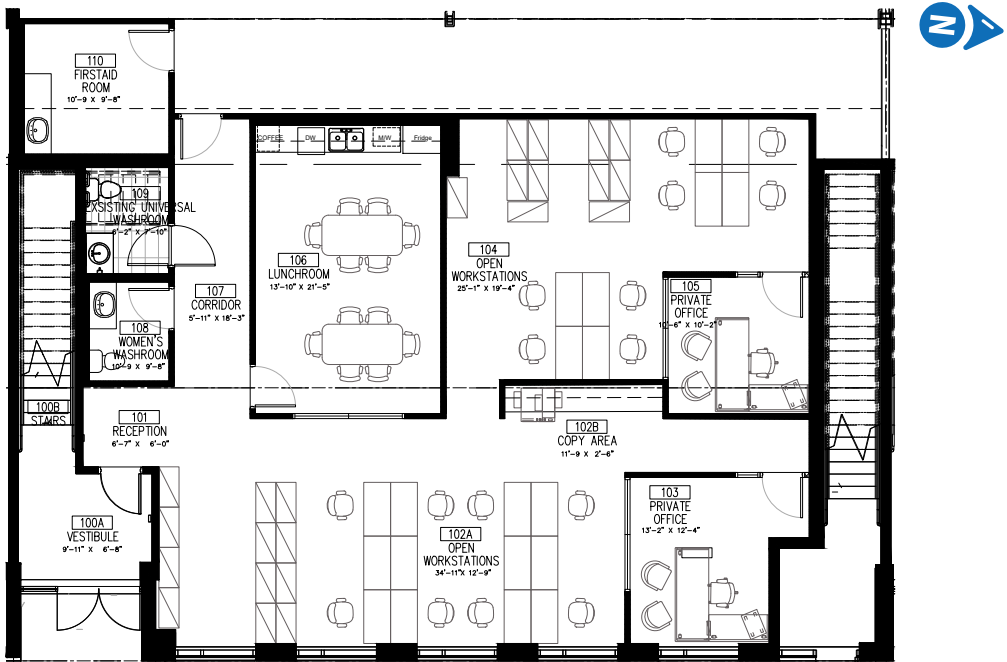
UNIT 109
Ground Floor
Office



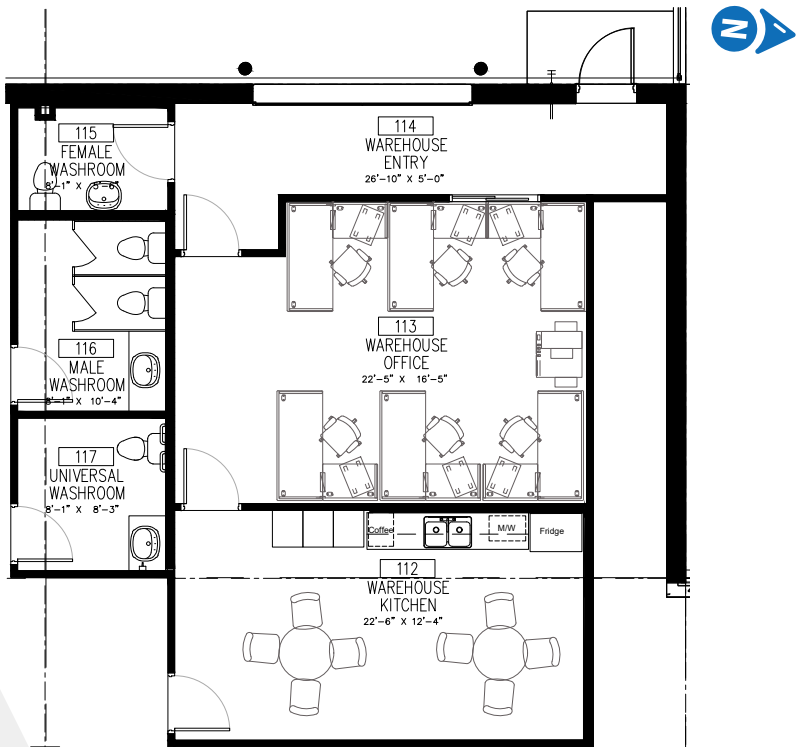
This example of a fully utilized office build-out at Westpointe illustrates a combination of open plan office, meeting area and private offices, a configuration rarely seen in the market. The standards and configuration are fully customizable to meet users' desired look and feel.

EXISTING OFFICE BUILD-OUT

UNIT 106
Ground Floor
Office



UNIT 107
Ground Floor
Shipper's Office



THE CONCRETE BENEFITS OF OWNING
YOUR BUSINESS' REAL ESTATE

Metro Vancouver industrial real estate is a sound investment for your company's capital at a time when conventional returns are suffering from market volatility.

Well positioned industrial strata product is an increasingly rare commodity making Westpointe Business Centre a truly exceptional opportunity to invest in an asset with regional appeal and accessibility.

Beedie's reputation precedes itself, renowned for the quality of industrial construction, attention to detail and design efficiencies.

Metro Vancouver's industrial statistics in the third quarter of 2025

4.0 %
Metro Vancouver Industrial Vacancy

1,563,895
Square feet of Absorption

14%
Average psf growth in strata unit value in Delta Q3 2023 – Q3 2025

- Owning your company's real estate provides flexible exit strategies for business owners.
- 1 Selling your business and 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 and the facility together.

WHY INVEST IN METRO VANCOUVER'S
FUTURE AS CANADA'S ECONOMIC
POWERHOUSE?

Vancouver has experienced strong economic growth, contributing 7.6% of Canada's total GDP in 2024. Sustained population increases in recent years has solidified the region's position as Canada's third-largest metropolitan.

Strong employment growth and robust consumer spending continue to drive Vancouver's economy.

As of Q3 2025, industrial vacancy rates remain among the lowest of major Canadian markets at just 4.0%. Average asking lease rates for industrial space are the highest across Canada, a reflection of the scarcity of suitable space and the strong demand to own industrial space.

Vancouver is home to Canada's largest port, serving as Canada's premier international gateway for transportation, distribution, and global trade. Westpointe Business Centre is ideally situated to capitalize upon the many positive economic trends impacting the region.

Industrial market numbers and statistics from JLL Vancouver Industrial Market Dynamics - Q3 2025 report.
Economic data from the City Economic Forecast - Vancouver, BC - Oxford Economics.

ABOUT THE DEVELOPER



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.

Our Service Plus team is committed to providing purchasers and tenants with the same high-level quality and service that has defined our reputation for more than 70 years. From the earliest stages of the process through to long after a project is complete, our team is dedicated to ensuring a smooth experience and providing peace of mind—so you always know you're in good hands.

As Beedie grows our operations across North America, we have industrial opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

**BUILT FOR TODAY.
BUILT FOR TOMORROW.
BUILT FOR GOOD.**

beedie.ca





westpointe

B U S I N E S S C E N T R E

CONTACT

/

CASEY BELL

Executive Vice President, Industrial
604 340 3173 / casey.bell@jll.com

STEFAN MORISSETTE

Senior Vice President, Industrial
604 657 0801 / stefan.morissette@jll.com



The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00. E.&.O.E. ©2025 Jones Lang LaSalle. All rights reserved. *Personal Real Estate Corporation