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 - 108, 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.

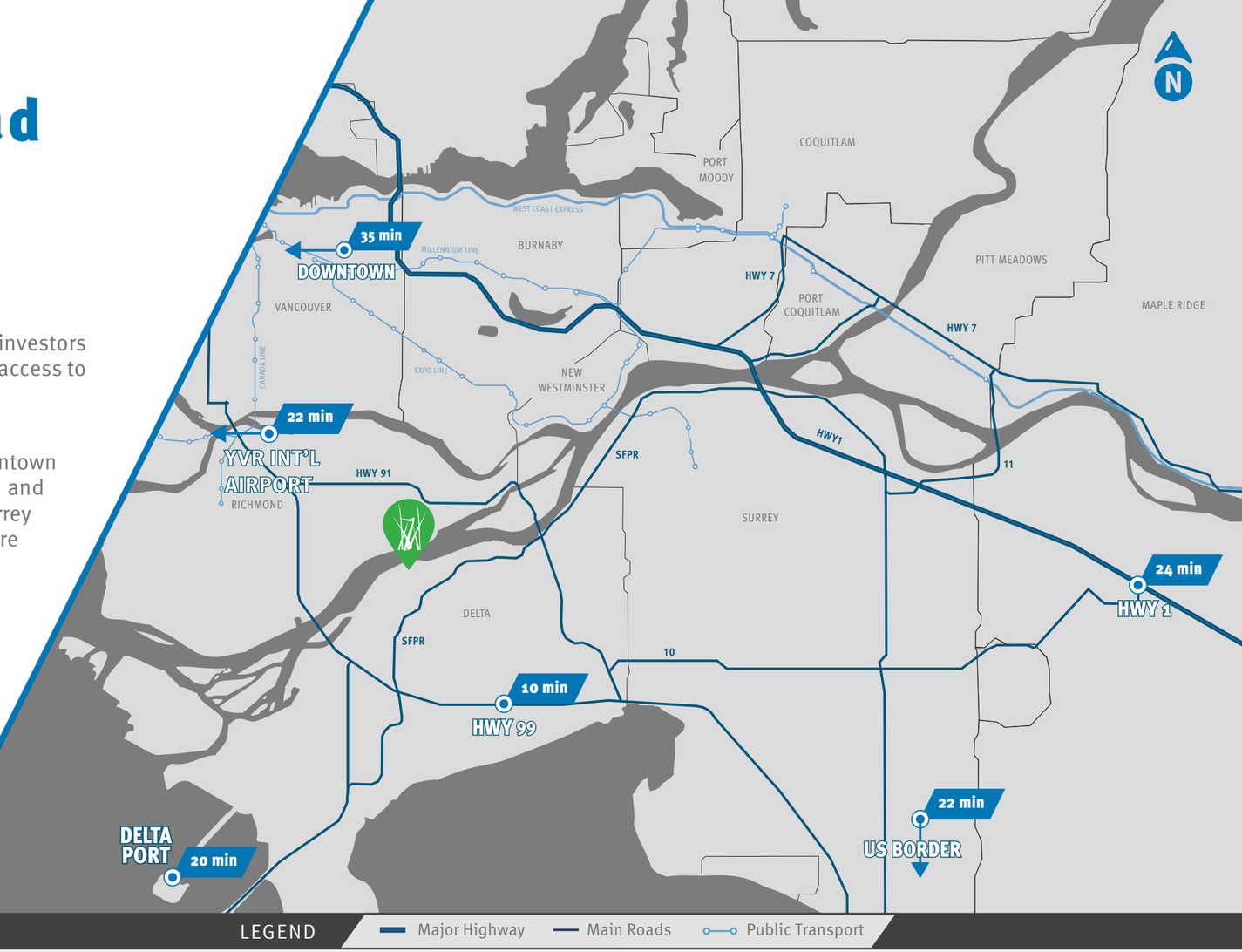
Westpointe Business Centre provides competitive drive times of less than 35 minutes to Downtown Vancouver, Surrey City Centre, Richmond City Centre, and Central Burnaby – the residential and economic core areas of the region. The subject property is in close proximity to both Surrey and Langley, two 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



ZONING

I-2 - Heavy Industrial

OCCUPANCY DATE

Immediately

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 three (3) premium units ranging from 20,494 to 62,043 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.

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

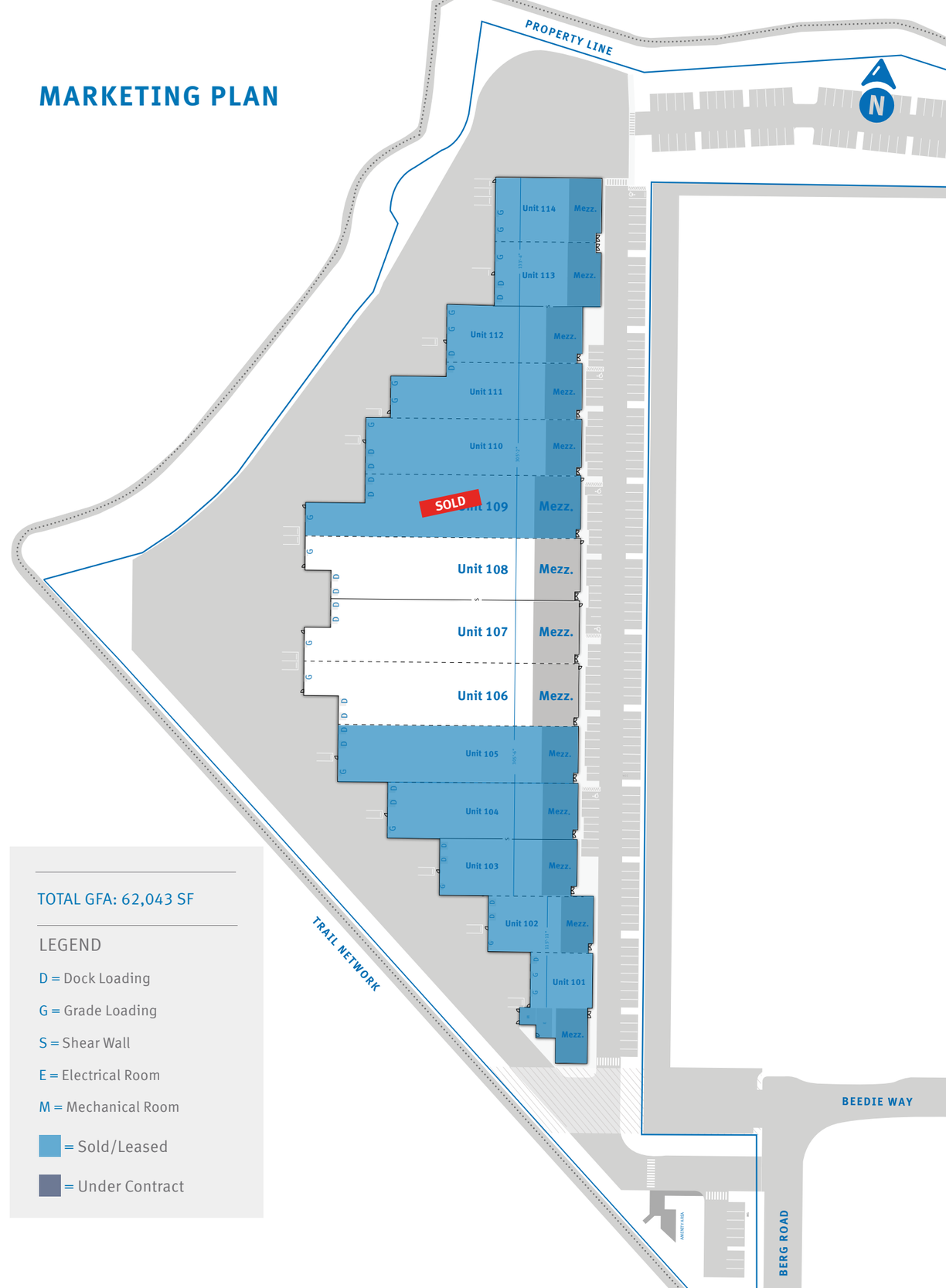
SPRINKLER
ESFR sprinkler system

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	$495
107	15,049	2,631 (shell)	3,089	20,769	$465
108	15,059	2,631 (shell)	3,090	20,780	$465
109			SOLD		
TOTAL	**44,877**	**7,893**	**9,273**	**62,043**	**–**

Lease options available, starting from $17.95 PSF (shell). Contact the listing team for more details.
Opp. costs: From $7.88 PSF + management fee

MARKETING PLAN



TOTAL GFA: 62,043 SF

LEGEND

D = Dock Loading

G = Grade Loading

S = Shear Wall

E = Electrical Room

M = Mechanical Room

= Sold/Leased

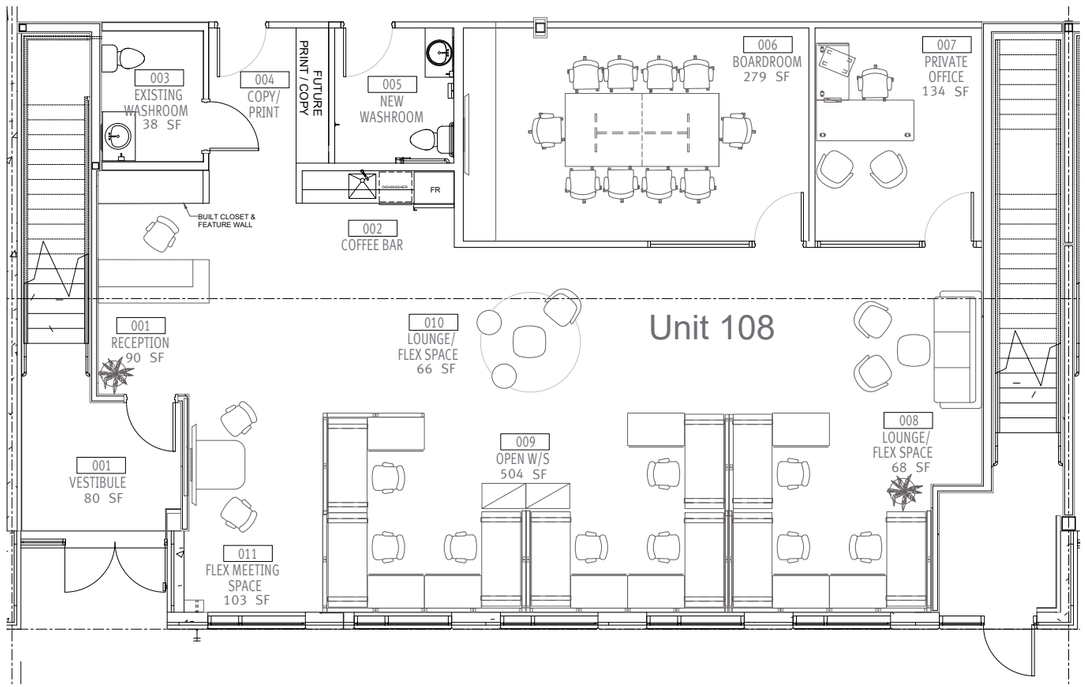
= Under Contract

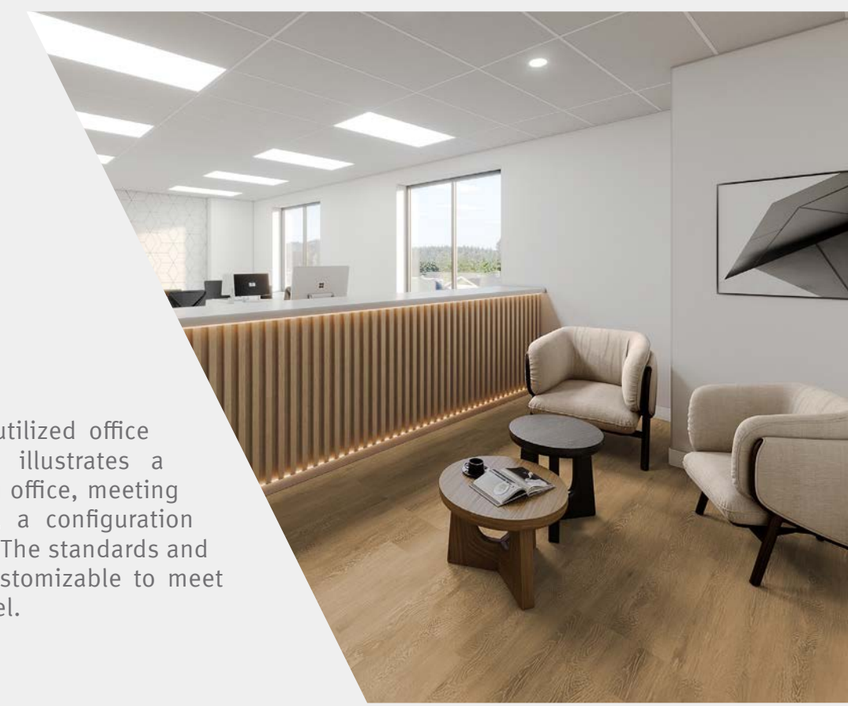
POTENTIAL OFFICE BUILD-OUT

UNIT 108

Ground Floor

Office

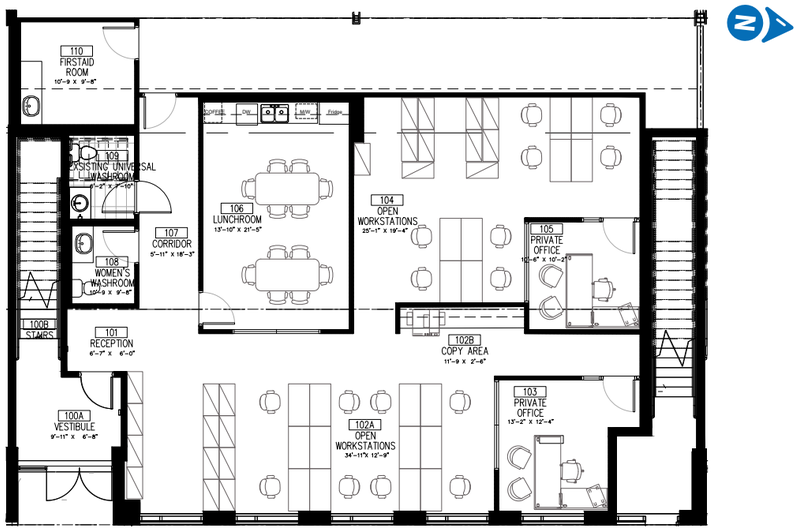




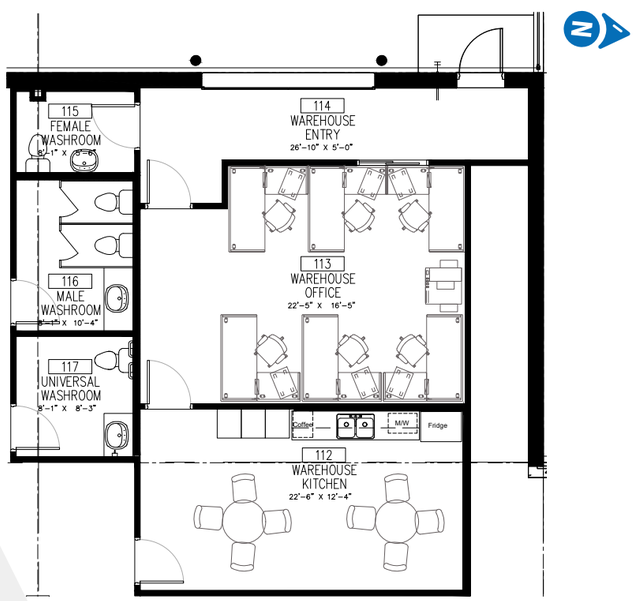
This example of a fully utilized office build-out at Westpointe illustrates a combination of open plan office, meeting area and private offices, a configuration rarely seen in the market. The standards and configuration are fully customizable to meet users' desired look and feel.

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 second quarter of 2026

4.6 %
Metro Vancouver
Industrial Vacancy

264,533
Square feet of Net Absorption

9.8%
Average psf growth in strata unit value in Delta Q3 2024 - Q3 2026

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 7.7% of Canada's total GDP in 2025. Sustained population increases in recent years has solidified the region's position as Canada's third-largest metropolitan.

Important economic drivers include robust tourism and consumer spending, as well as technology as many tech firms operate in the metro, consistently drawing in young talent.

Although broader market conditions continued to soften, demand for large-bay Class A facilities remains strong due to limited availability, reflecting both 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 - Q2 2026 report.
Economic data from the City Economic Forecast - Vancouver, BC - Oxford Economics.

ABOUT THE DEVELOPER

Beedie

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

BUSINESS CENTRE

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