



For Sale

Units 106-108 7717 Beedie Way, Delta



WILLIAM | WRIGHT

STEPHEN GAMMER, CCIM
PERSONAL REAL ESTATE CORPORATION
stephen.gammer@williamwright.ca
604.546.5555



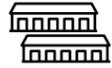
Opportunity

Units 106, 107, and 108 at 7717 Beedie Way is a combined **high quality industrial strata unit** located within Delta Link Business Centre, a Beedie-built development in the Tilbury industrial area of Delta. The property provides **38,446 square feet of total area**, including **29,256 square feet of warehouse**, **5,054 square feet of improved office space**, and a **4,136 square foot mezzanine**.

The building is constructed with insulated concrete tilt up panels and features six dock loading doors, two grade level doors, 26 foot clear ceiling height, and 41 surface parking stalls. Interior improvements include LED lighting, ESFR sprinklers, 3 phase, 600 volt, 200 amp electrical service. The ground floor is rated for 500 lbs per square foot, and the mezzanine is designed for 100 lbs per square foot.

Located within minutes of Highway 17, Highway 99, and the South Fraser Perimeter Road, the property offers efficient access to Deltaport, Tsawwassen Ferry Terminal, and other major transportation routes throughout Metro Vancouver.

Key Features



High Quality Industrial Strata Unit

± 38,446 SF encompasses a large warehouse, office space, and mezzanine



Dock Loading and Grade Level Doors

6 dock loading doors, 2 grade doors



Zoning

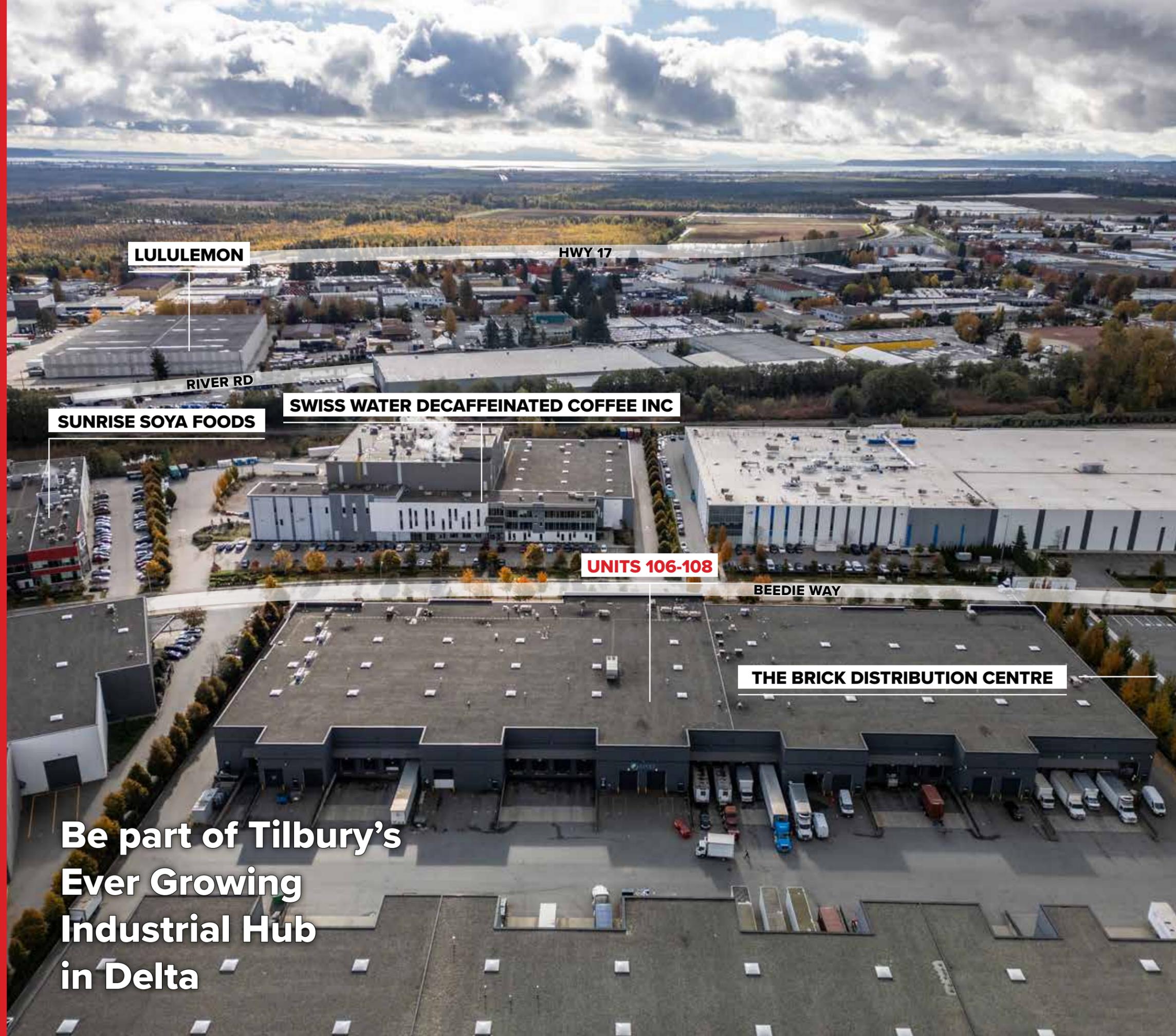
I-2 (Heavy Industrial)



Power

600V 200A 3 PH





**Be part of Tilbury's
Ever Growing
Industrial Hub
in Delta**

Location

7717 Beedie Way is located within Delta Link Business Park, a modern industrial development in the Tilbury area of Delta. The property offers excellent transportation connectivity, situated just two minutes from the 80th Street Interchange on the South Fraser Perimeter Road (Highway 17). This provides toll-free, direct access to Deltaport, the Tsawwassen Ferry Terminal, and the Trans-Canada Highway (Highway 1).

The location allows efficient travel to major regional destinations including YVR International Airport, Downtown Vancouver, Surrey City Centre, and Richmond, all within approximately 20 to 35 minutes. The surrounding area supports a range of industrial, logistics, and warehousing uses, with well-designed road networks and reliable access to key transportation routes.

Ongoing regional infrastructure projects, including the Roberts Bank Terminal 2 expansion and the George Massey Tunnel Replacement Project, continue to enhance long-term connectivity and investment stability in this established industrial corridor.

Drive Times

BOUNDARY BAY AIRPORT
20 MINUTES

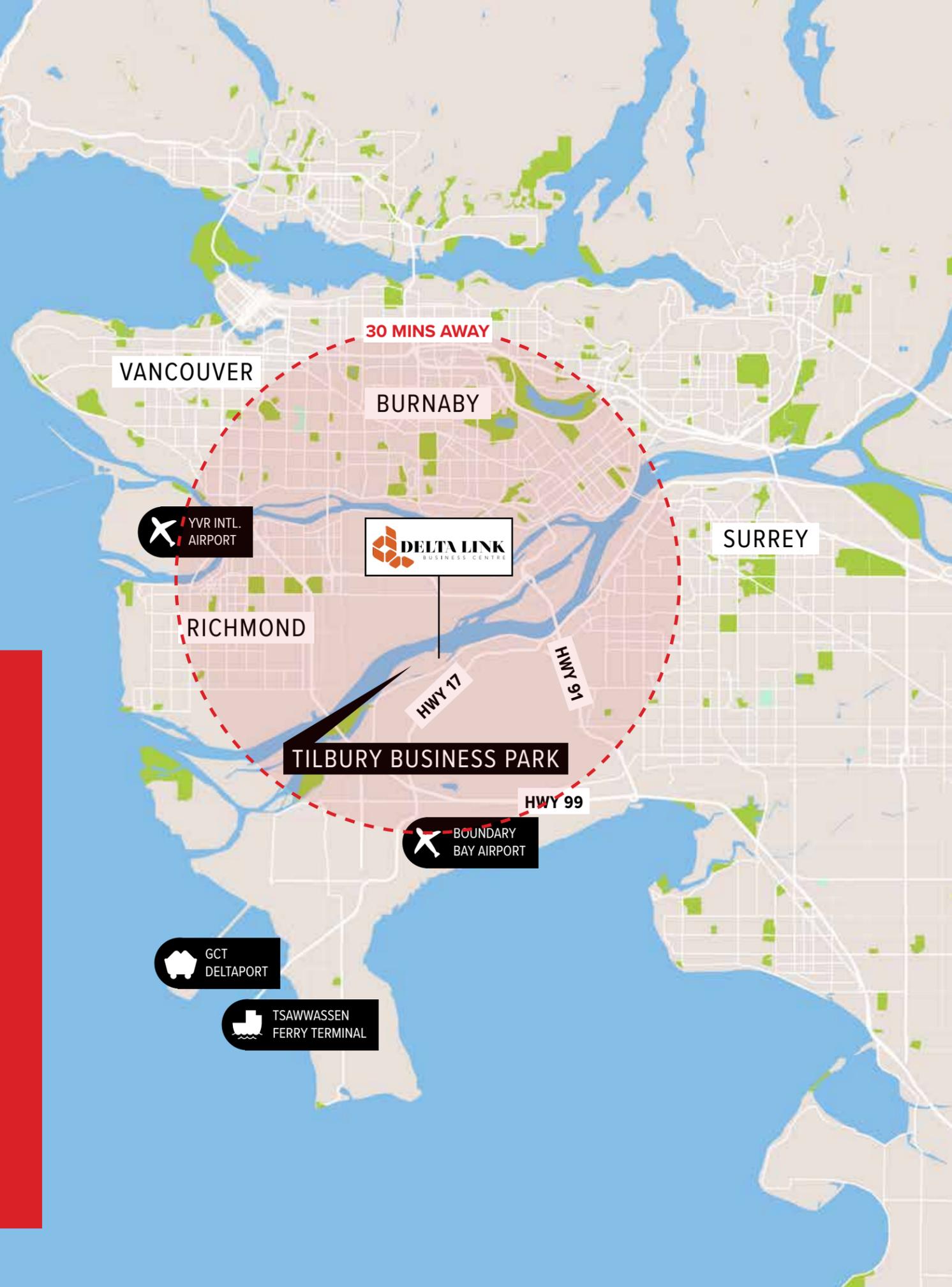
GCT DELTAPORT
21 MINUTES

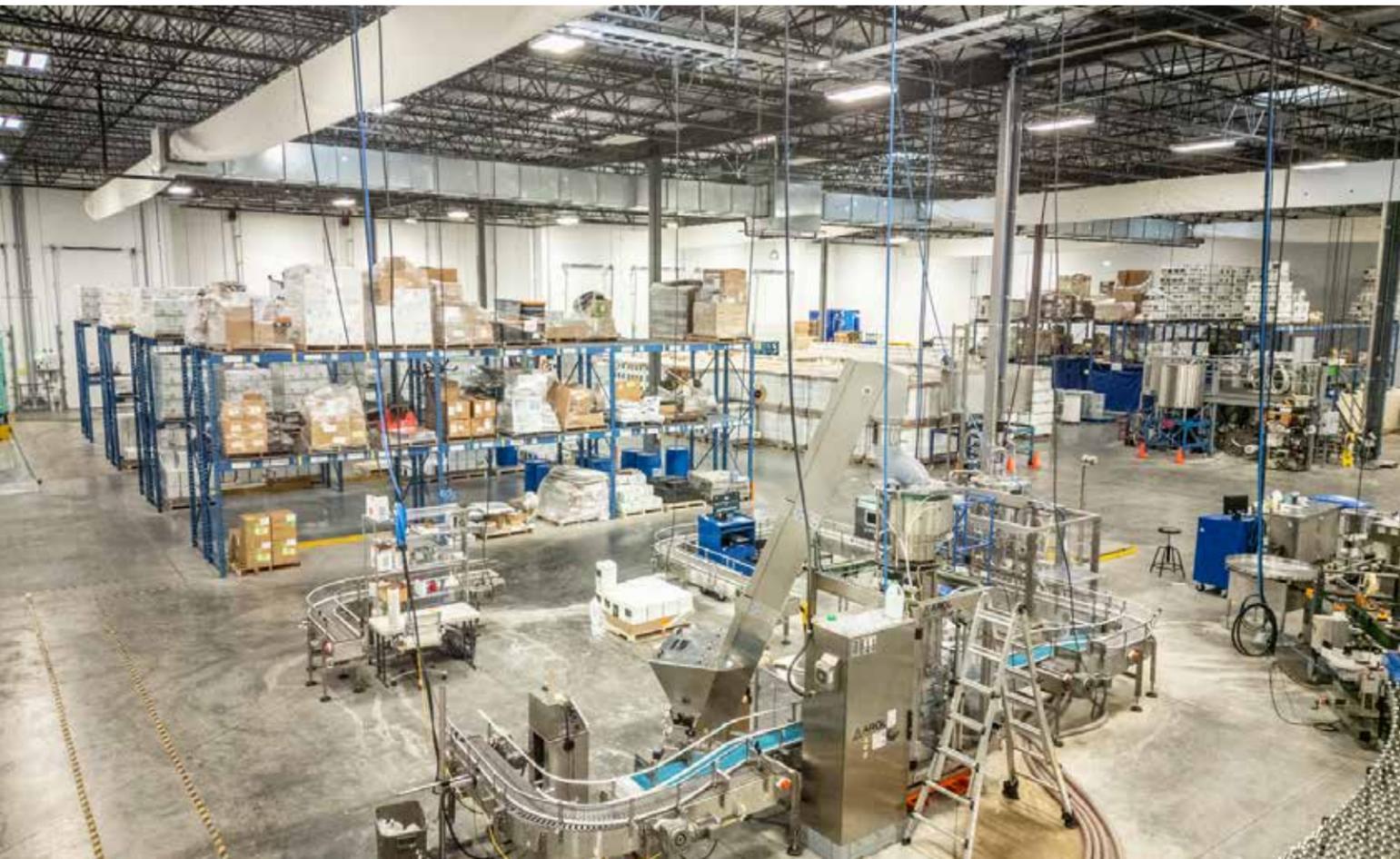
SURREY
22 MINUTES

TSAWWASSEN FERRY TERMINAL
30 MINUTES

YVR INTL. AIRPORT
35 MINUTES

VANCOUVER
60 MINUTES





Building Features



41 Parking Stalls



6 Dock Doors (8'6" x 10')
2 Grade Doors (12' x 14')



26 ft warehouse ceiling height



Purpose-built internal road system with generous turning dimensions for truck maneuverability



Highly efficient LED lighting fixtures



Ground floor: 500 lbs per sq. ft. live load
Maximum racking point load: 8,000 lbs



Ballasted EPDM roofing membrane



Upgraded drainage system



Chemical lab on main floor



ESFR sprinklered fire protection system



Heated by gas fired unit heaters



3-phase, 600-volt, 200-amp electrical service (upgradable to 400 amps)



Improvements Include

Offices Executive: 4
 Offices Private: 4
 Offices Open: 12
 Copy Room: 1
 Lunchrooms: 2
 Boardroom: 1
 Reception: 1
 Janitor Room: 1
 Shipping Receiving Office: 1



Washrooms: 2 Male, 2 Female,
 1 Unisex in Warehouse (Total 5)



First Aid Room: 1



Racking Existing



HVAC: 30,000 CFM



Power: 347/600 V 3 Ph 600 A
 and 120/208 V 3 Ph



Warehouse Gas Supply: 4,000
 MBH



Water Capacity: 3 incoming
 lines



Clear Ceiling Height: 26 ft



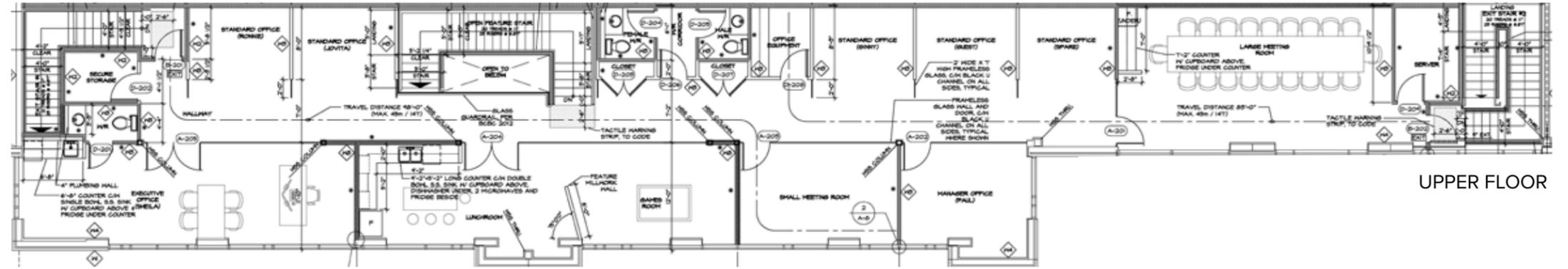
Concrete Floors: 8" thick
 concrete slab



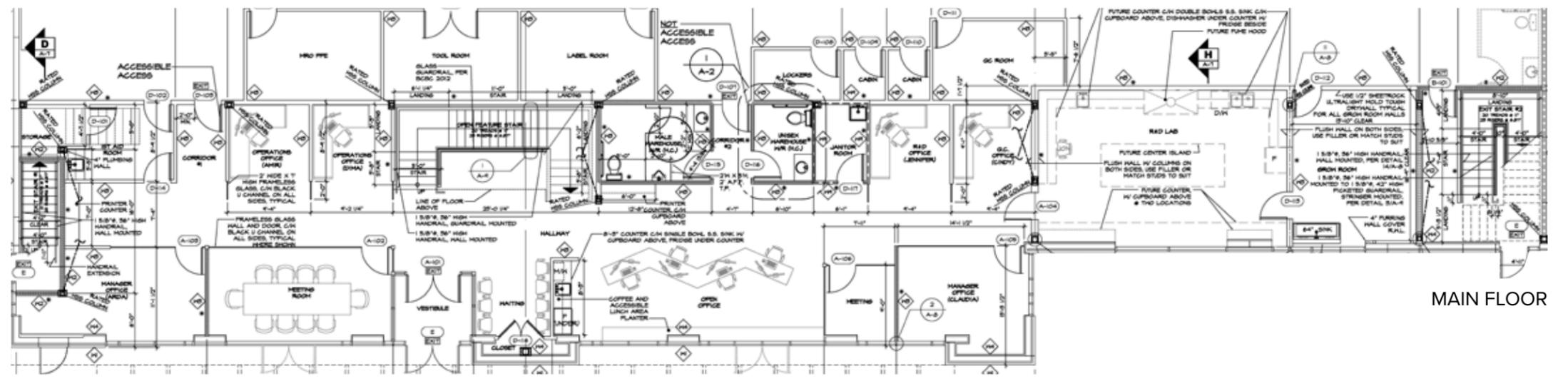
Salient Facts

UNIT 106-108	
Size Breakdown	Warehouse: ± 29,256 SF Office: ± 5,054 SF Mezzanine: ± 4,136 SF Total: ± 38,446 SF
Parking	41 Stalls
Zoning	I2
Property Taxes	\$153,231.86
Strata Fees	\$3,618.29 / Month
PID	030-518-229 030-518-237 030-518-245
Legal Description	STRATA LOT 6, 7, 8 DISTRICT LOT 135 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5012 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Price	Contact Listing Agent

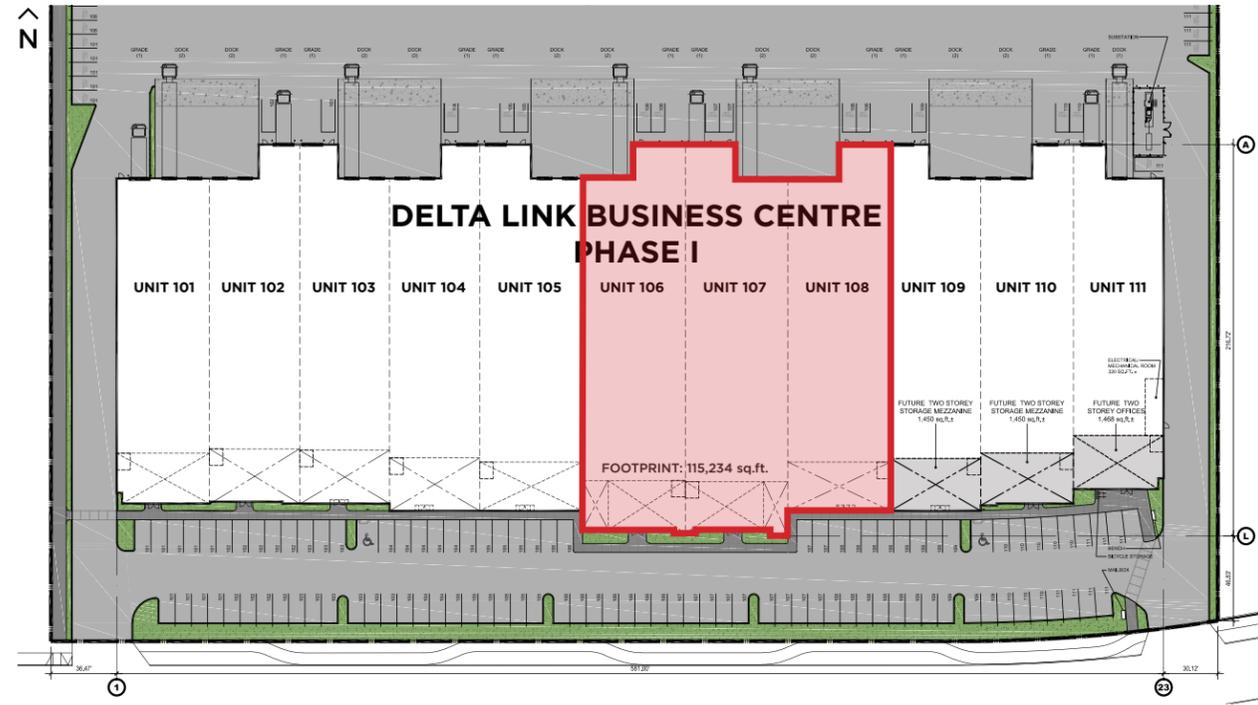
Floorplan



UPPER FLOOR



MAIN FLOOR



Units 106-108 7717 Beedie Way, Delta



For More Information Please Contact

STEPHEN GAMMER, CCIM

PERSONAL REAL ESTATE CORPORATION

stephen.gammer@williamwright.ca

604.546.5555

Vancouver Office

1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office

180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office

843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office

205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office

205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office

406-121 5th Avenue
Kamloops, BC
236.425.1617