

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.



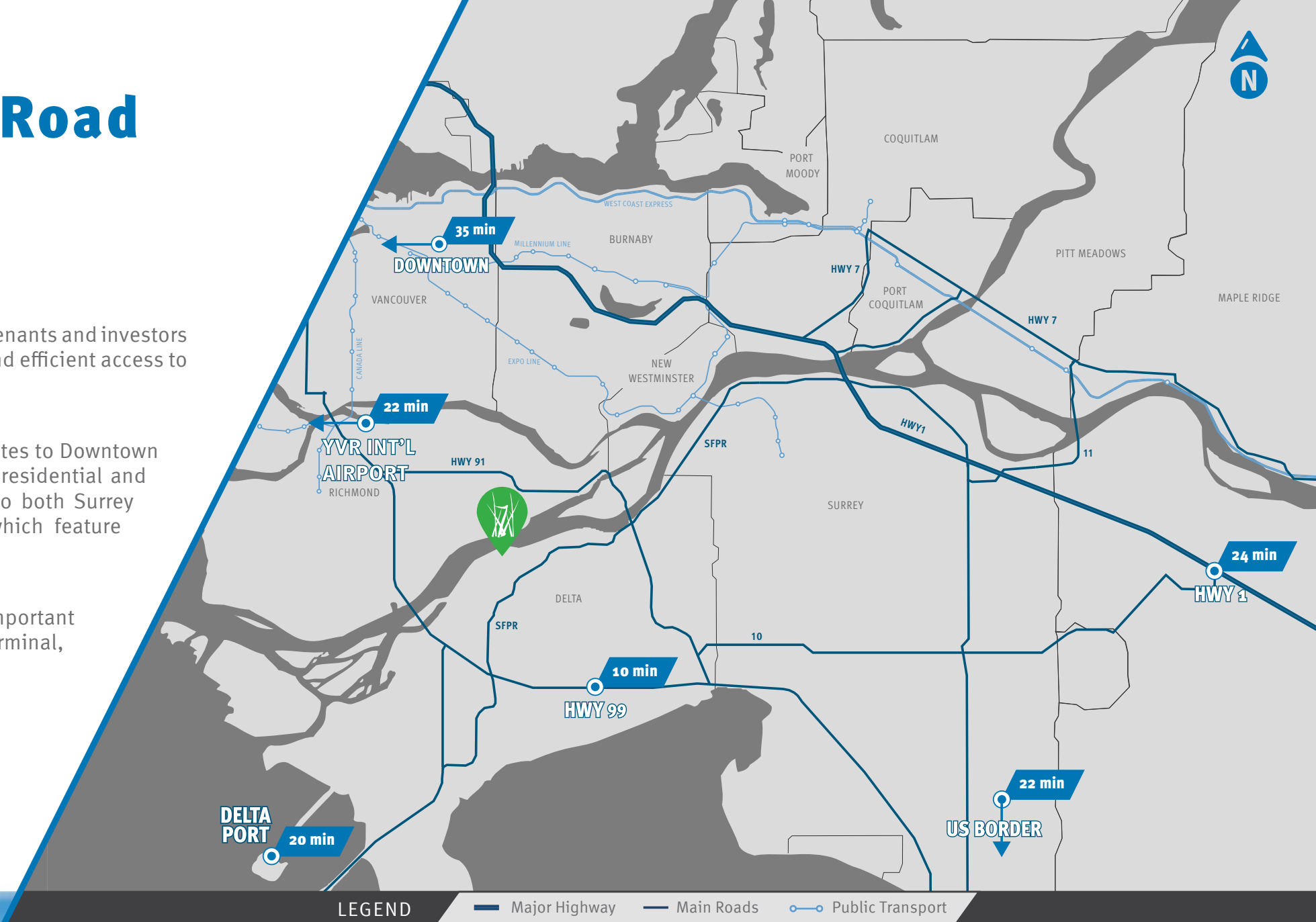
**20.1%** of the Fraser Valley's labour force is employed in trades, transport equipment operations



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



**83.3%** of residents commute to work via automobile



### LEGEND

Major Highway Main Roads Public Transport



## 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 19,774 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



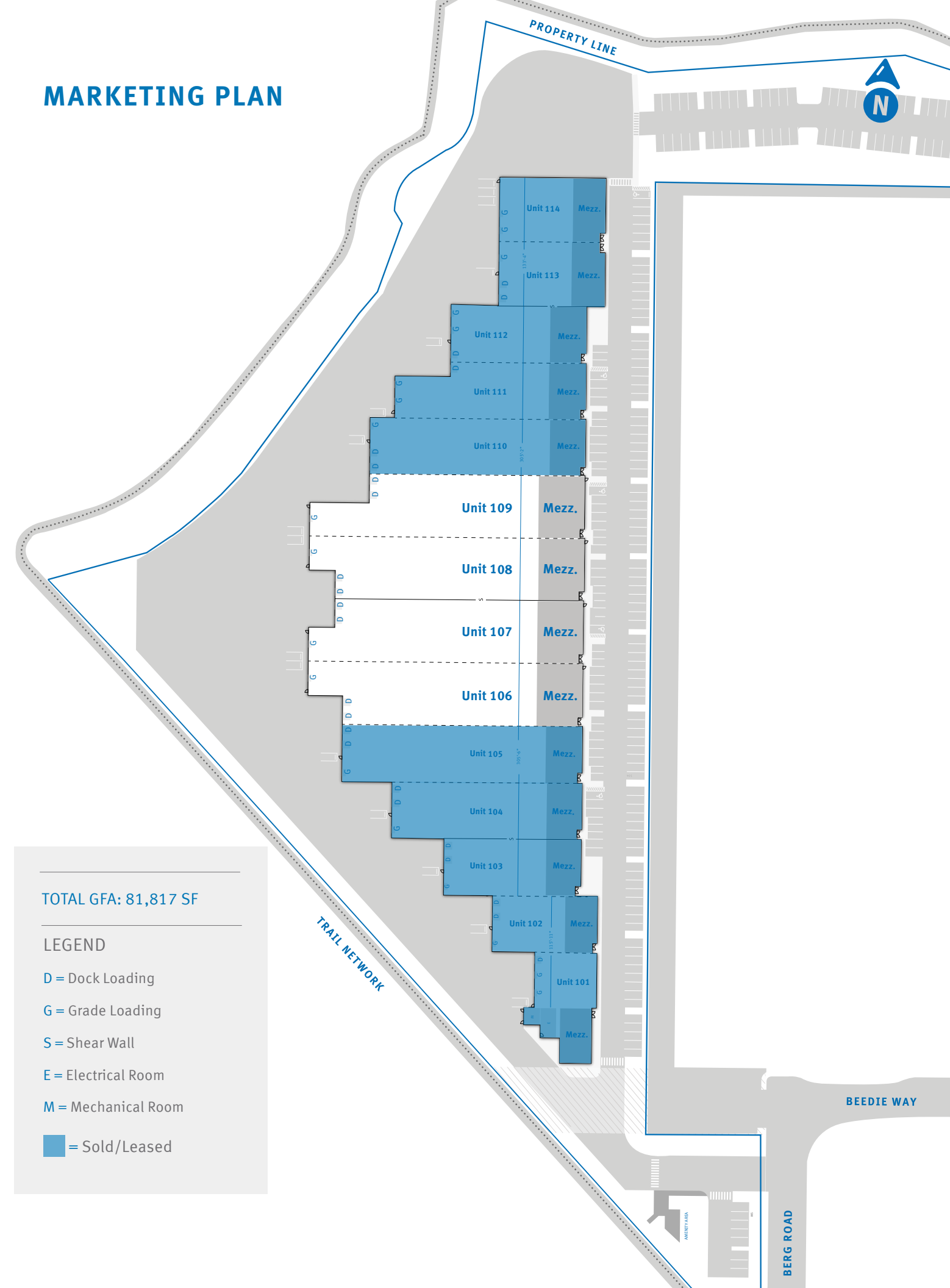
## UNIT BREAKDOWN & PRICING

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	19,774	\$495
<b>TOTAL</b>	<b>58,923</b>	<b>10,536</b>	<b>12,370</b>	<b>81,817</b>	—

Lease options available, starting from \$17.95 PSF (shell). Contact the listing team for more details.

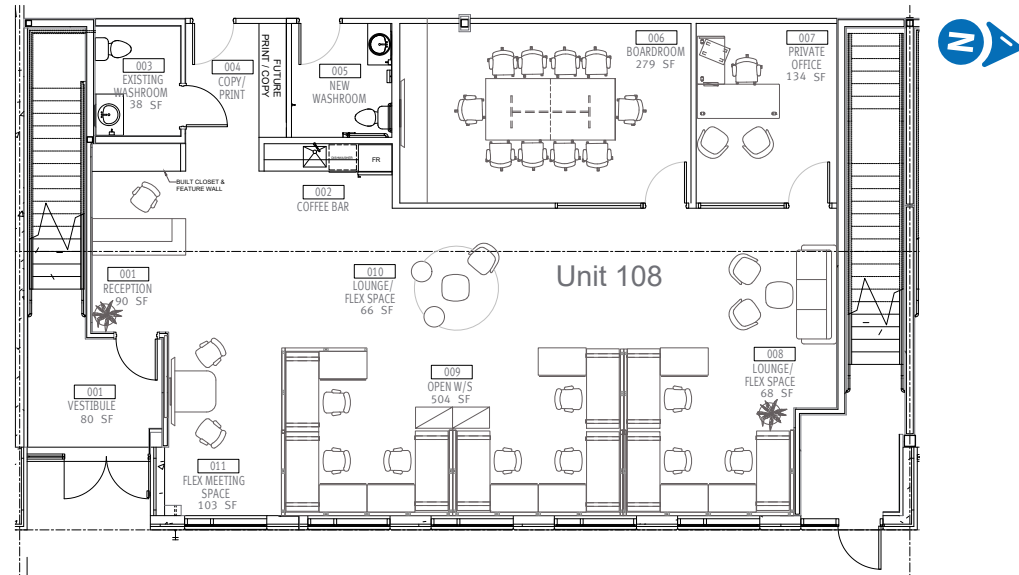
Opp. costs: From \$7.88 PSF + management fee

## MARKETING PLAN

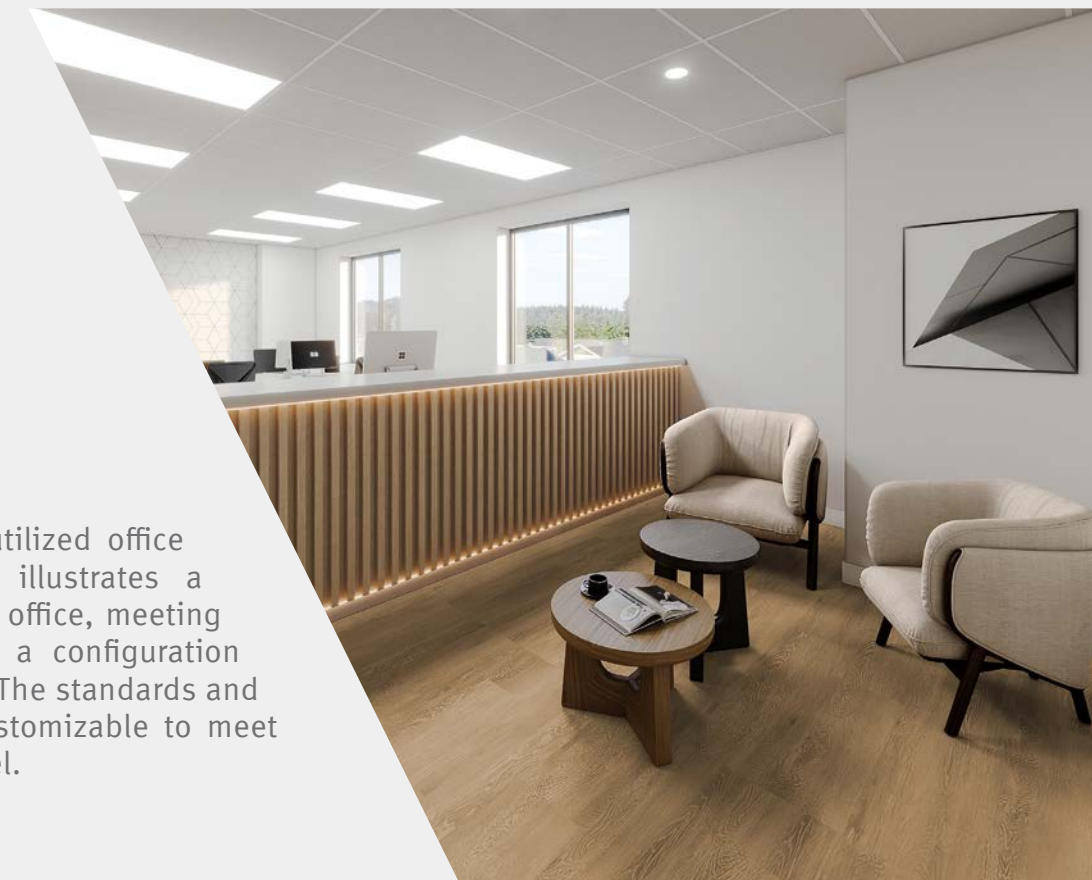
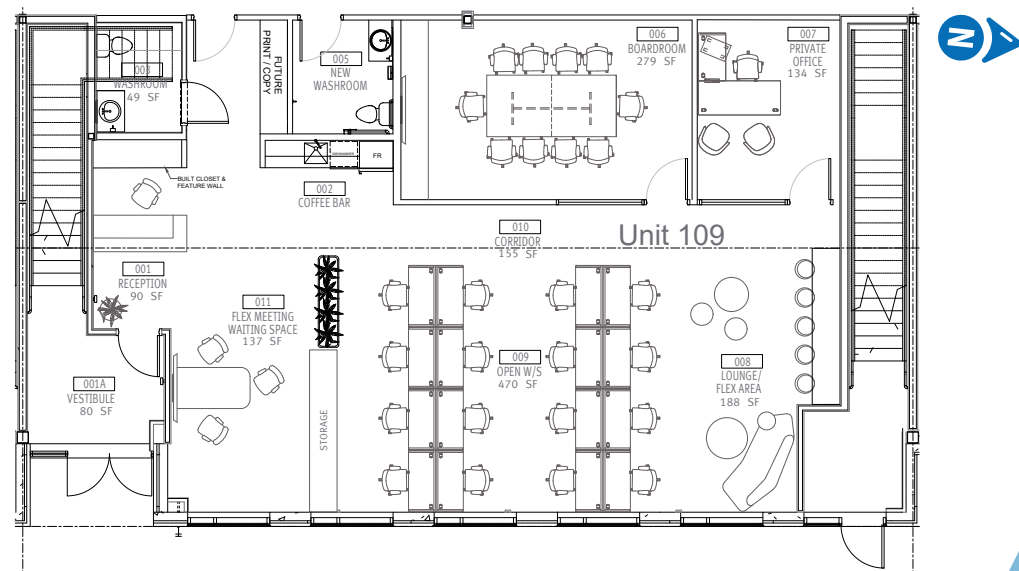


## POTENTIAL OFFICE BUILD-OUT

### UNIT 108 Ground Floor Office



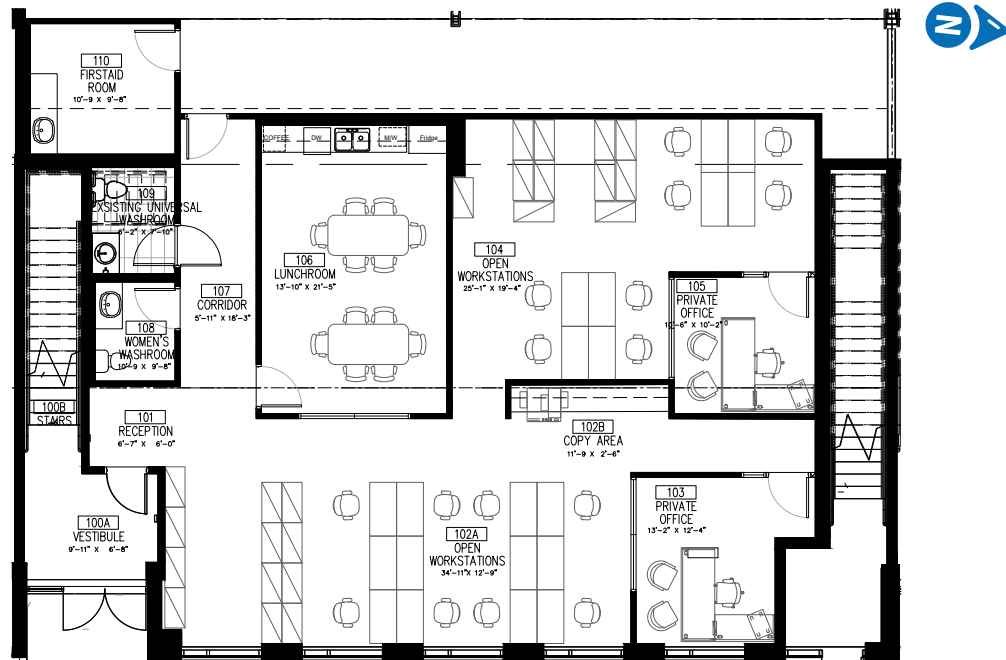
### UNIT 109 Ground Floor Office



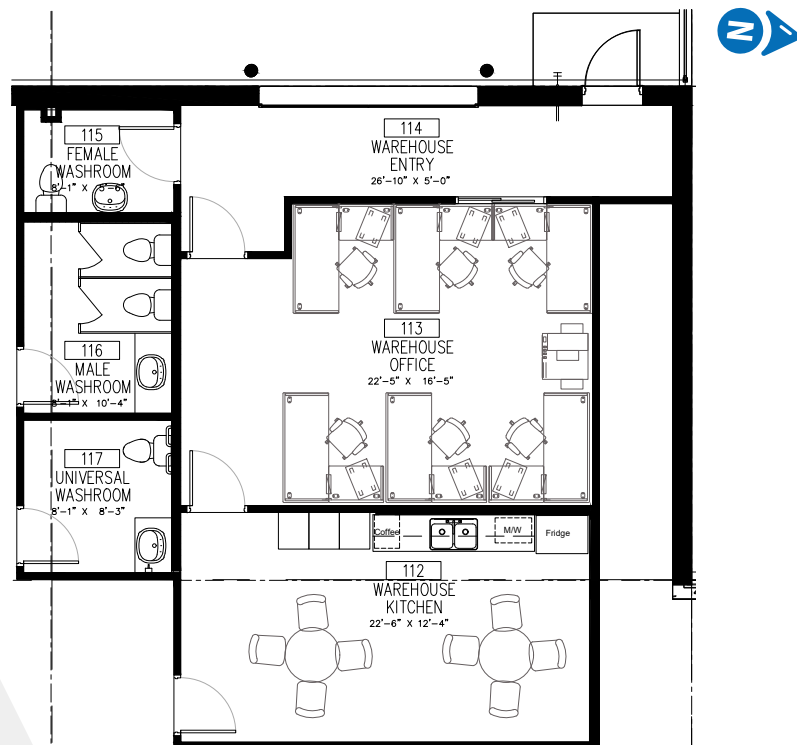
This example of a fully utilized office build-out at Westpointe illustrates a combination of open plan office, meeting area and private offices, a configuration rarely seen in the market. The standards and configuration are fully customizable to meet users' desired look and feel.

## 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.

## 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](http://beedie.ca)





westpointe  
BUSINESS CENTRE

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