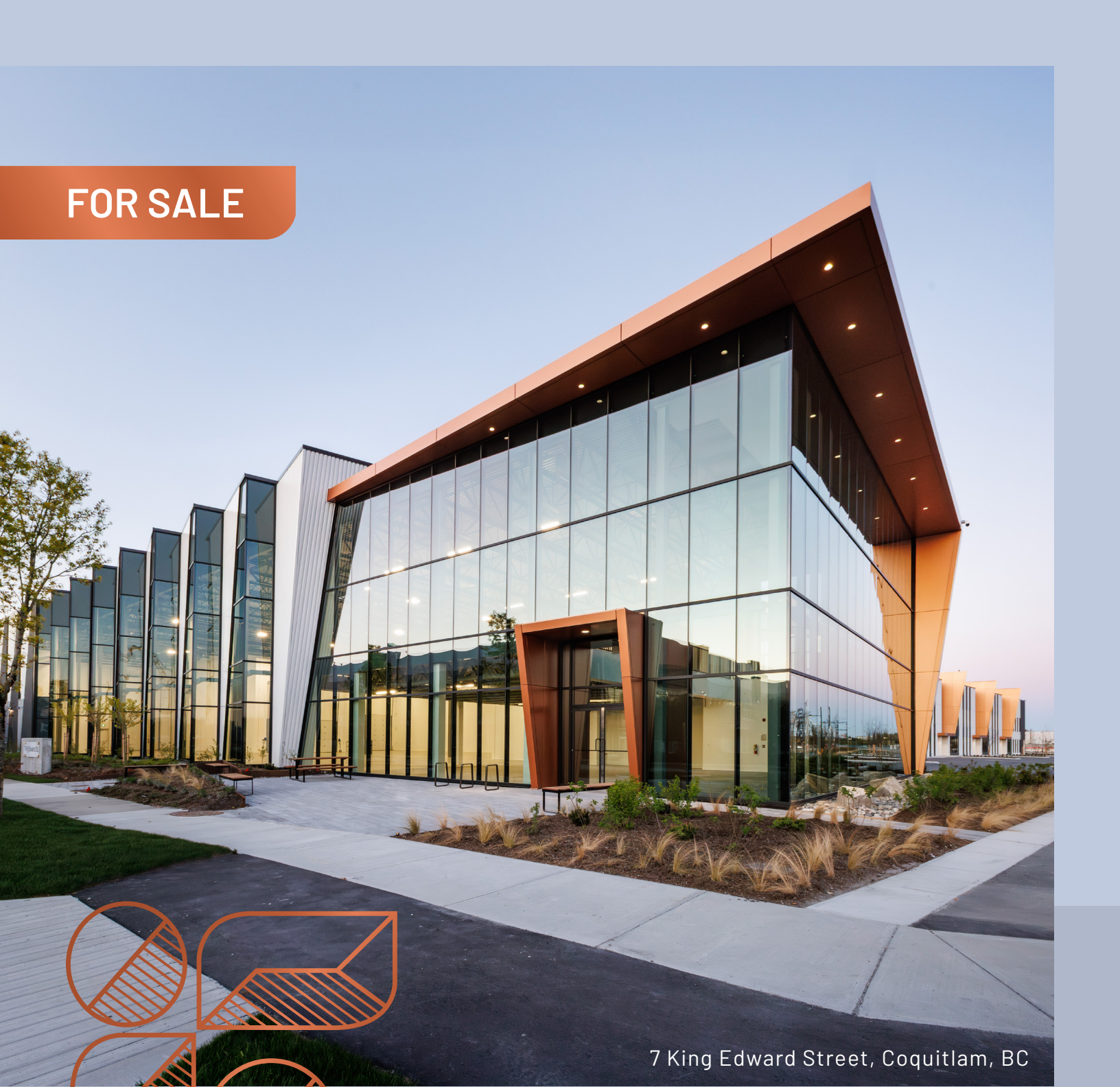


FOR SALE

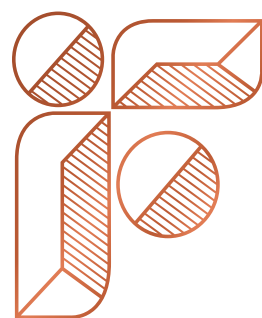


7 King Edward Street, Coquitlam, BC

# Fraser Mills Business Centre

Developed by **Beedie/**

Marketed by  **CUSHMAN &  
WAKEFIELD**



## INDUSTRIAL STRATA HAS ARRIVED AT FRASER MILLS

Comprised of 16 premium industrial units, opportunities at Fraser Mills Business Centre range from 7,950 SF up to 36,190 SF, featuring best-in-class specifications including 28' clear ceilings, dock and grade loading, expansive glazing, and more. Rooted in history but designed for the future, this development welcomes the next generation of industry leaders and growing businesses to Fraser Mills – the city's first and only mixed-use, waterfront community – coming soon to the scenic banks of the Fraser River.

Seamless integration awaits business owners and occupiers alike, as they join this 96-acre riverside hub. Office, commercial, residential, and retail spaces will connect with vibrant outdoor plazas, recreational facilities, and parkland, creating a truly energetic waterfront community. Whether you're a homeowner, business owner, or visitor to Fraser Mills, this will be a place where everyone can thrive.



CD-1(Light Industrial/  
Business Park) Zoning.



Connect to the surrounding  
neighbourhoods via car,  
bus, bike or on foot.



Timing  
Move-in ready



Cafes, bakeries and other  
amenities within walking  
distance.





# UNIT BREAKDOWN & PRICING

BUILDING A | 1150 Lumber Alley

| Unit | Warehouse SF | Mezz SF | Total SF | Price PSF              | Parking |
|------|--------------|---------|----------|------------------------|---------|
| 101  | 9,171        | 2,061   | 11,232   | Contact Listing Agents | 10      |
| 102  | 6,152        | 1,805   | 7,957    | Contact Listing Agents | 7       |
| 103  | 6,149        | 1,803   | 7,952    | Contact Listing Agents | 7       |
| 104  | 7,244        | 1,805   | 9,049    | \$725                  | 8       |
| 105  |              |         | SOLD     |                        |         |
| 106  |              |         | SOLD     |                        |         |
| 107  |              |         | SOLD     |                        |         |
| 108  |              |         | SOLD     |                        |         |

BUILDING B | 7 King Edward Street

| Unit | Warehouse SF | Mezz SF | Total SF | Price PSF              | Parking |
|------|--------------|---------|----------|------------------------|---------|
| 101  | 11,640       | 2,397   | 14,037   | Contact Listing Agents | 13      |
| 102  | 7,925        | 2,466   | 10,391   | Contact Listing Agents | 10      |
| 103  |              |         | SOLD     |                        |         |
| 104  |              |         | SOLD     |                        |         |
| 105  | 8,672        | 2,637   | 11,309   | \$685                  | 10      |
| 106  |              |         | SOLD     |                        |         |
| 107  | 9,591        | 2,610   | 12,201   | \$680                  | 11      |
| 108  |              |         | SOLD     |                        |         |

# MARKETING PLAN

## LEGEND

- D = Dock Loading  
G = Grade Loading
- M = Mechanical Room  
E = Electrical Room
- PMT = Pad Mounted Transformer  
MS = Monument Sign
- = Sold / Under Contract



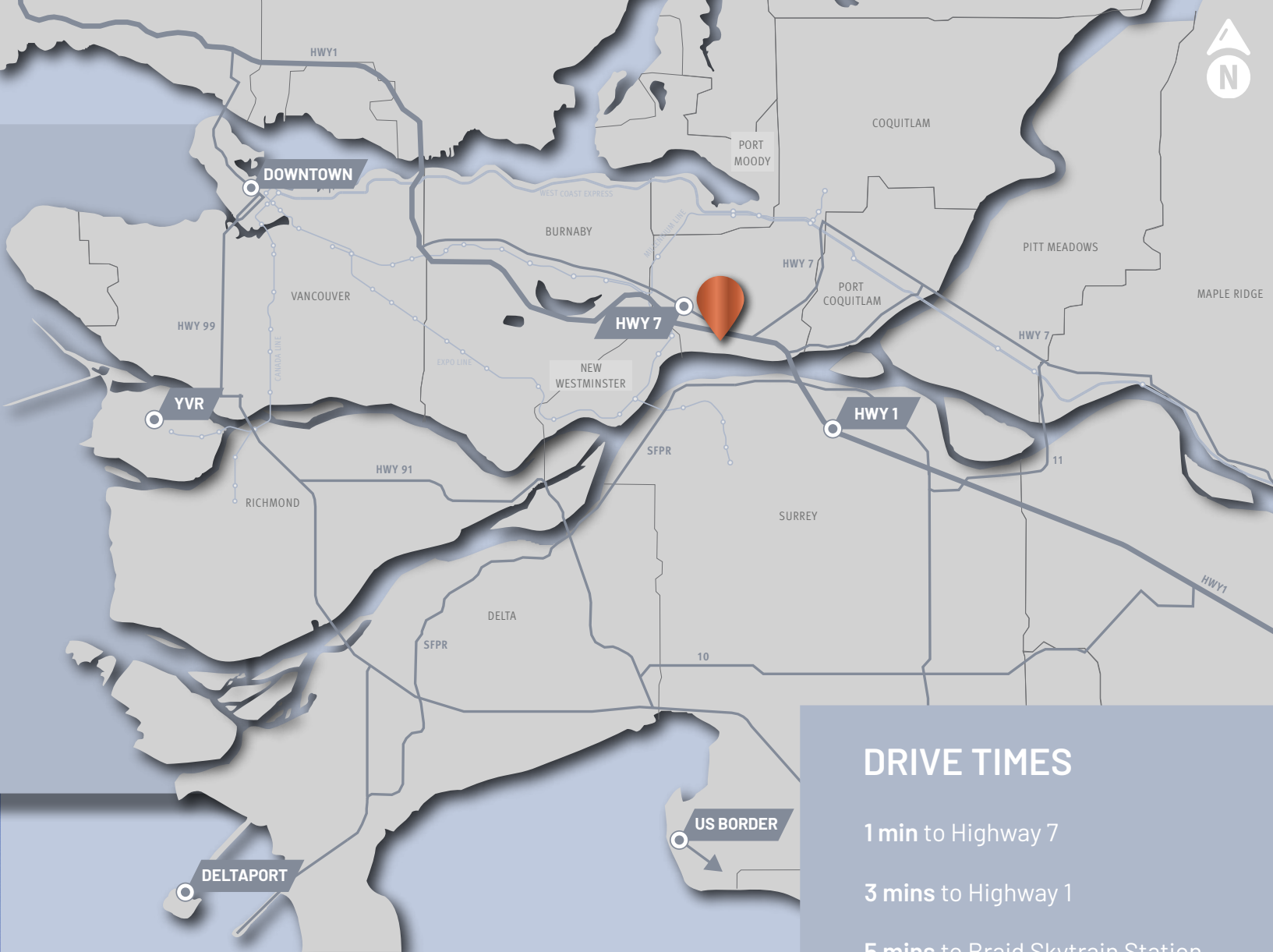
## LUMBER ALLEY

KING EDWARD STREET



# BUILDING FEATURES

- **CONSTRUCTION**  
Concrete insulated panels
- **CEILING HEIGHT**  
28' clear in warehouse
- **LOADING**  
One (1) dock, one (1) grade level loading per unit
- **FLOOR LOAD**  
500 lbs/SF warehouse floor load capacity
- **RECIRCULATION FANS**  
Ceiling fans located near loading doors
- **POWER**  
3-phase, 200 amps at 347/600 volt dedicated service per unit
- **MEZZANINE**  
Structural steel mezzanine complete with guard rail, forklift access gate and designed to 100 lbs/SF floor load capacity
- **WAREHOUSE INTERIOR**  
Two (2) 6'x6' skylights per unit & interior walls painted white for greater illumination
- **SERVICE PLUS**  
12-month warranty on all material and workmanship defects from the date of substantial completion



## DRIVE TIMES

- 1 min to Highway 7
- 3 mins to Highway 1
- 5 mins to Braid Skytrain Station
- 9 mins to Coquitlam Centre
- 25 mins to Downtown Vancouver
- 30 mins to YVR Airport
- 45 mins to Deltaport
- 45 mins to US Border

## LOCATION

Centrally located within the Lower Mainland, Fraser Mills Business Centre is seamlessly connected to both Highway 1 and Highway 7 (Lougheed Highway) offering efficient access to major distribution and transportation networks, including YVR and the Canada/US Border.

Situated just off United Boulevard, this development is surrounded by notable businesses and amenities, including the Hard Rock Casino, Eagle Quest Golf, Home Depot, The Brick, IKEA, and other well-established home furnishing showrooms.

Designed as a fully self-sufficient neighbourhood, Fraser Mills will soon be home to a wide variety of amenities, making it an ideal destination for employees, clients and collaborators. Once complete, the master-planned community will offer users access to over 16 acres of green space, including a dog park and state-of-the-art aquatic centre, as well as a selection of cafes, restaurants and retail storefronts.

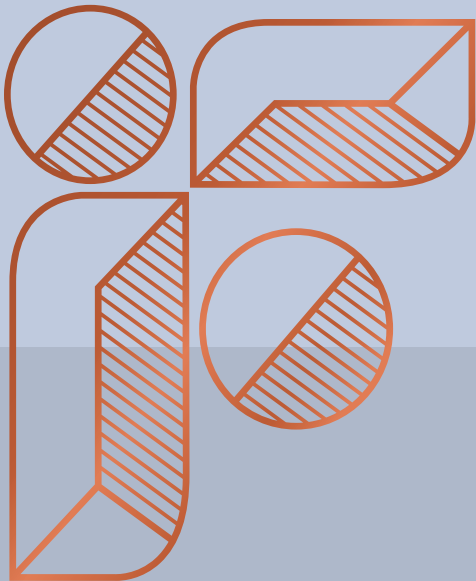


# BUILT FOR GOOD

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

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

Beedie/



## CONTACT

### BLAKE GOZDA

Personal Real Estate Corporation  
Vice President  
604 608 5971  
[Blake.Gozda@cushwake.com](mailto:Blake.Gozda@cushwake.com)

### D. NATHAN KEWIN

Personal Real Estate Corporation  
Vice President  
604 640 5885  
[Nathan.Kewin@cushwake.com](mailto:Nathan.Kewin@cushwake.com)

### ADAM DAHER

Associate  
604 608 5923  
[Adam.Daher@cushwake.com](mailto:Adam.Daher@cushwake.com)

### JEEVAN BATH

Associate  
778 401 6294  
[Jeevan.Bath@cushwake.com](mailto:Jeevan.Bath@cushwake.com)



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