

FOR SALE



 **anvil**  
BY BEEDIE

12939 Anvil Way  
Surrey, BC

DEVELOPED BY

**Beedie/**

MARKETED BY

**AVISON  
YOUNG**



# FORGING TOMORROW'S VISION



Dedicated to innovation and excellence, promising not just new spaces, but new horizons. Crafting the future in Surrey, Anvil by Beedie provides the latest opportunity to own modern industrial spaces starting from 6,695 SF.

This visionary development sets a new benchmark in industrial real estate, blending quality design with functionality to meet the various needs of forward-thinking businesses.

Designed to inspire growth and foster success, each space is thoughtfully planned to offer maximum efficiency and flexibility, ensuring your business can succeed today and adapt to the challenges of tomorrow.

With sustainable building practices, and a prime location in Surrey's bustling landscape, Anvil by Beedie represents the essence of contemporary industrial innovation.



**ZONING**  
IL – Light Impact Industrial



**COMPLETION**  
August 2025



**LOADING**  
Dock & Grade Level



**UNIT SIZE RANGE**  
6,695- 13,280 SF\*  
*\*Up to 91,843 SF of contiguous space*



# LOCATION FOR INNOVATION



12939 Anvil Way  
Surrey, BC

Situated to the west of King George Boulevard in Surrey's Newton industrial area, this exceptional location boasts a wealth of amenities and unparalleled convenience. Businesses benefit from easy access to a range of transit options, making commutes simple.

The area is rich with diverse dining options, and a variety of retailers that cater to all shopping needs. Essential services are readily available, ensuring that everything one might need is within reach. Anvil by Beedie is strategically positioned near key transportation arteries, such as Highway 1, Highway 10, Highway 91, Highway 17, and Fraser Highway.

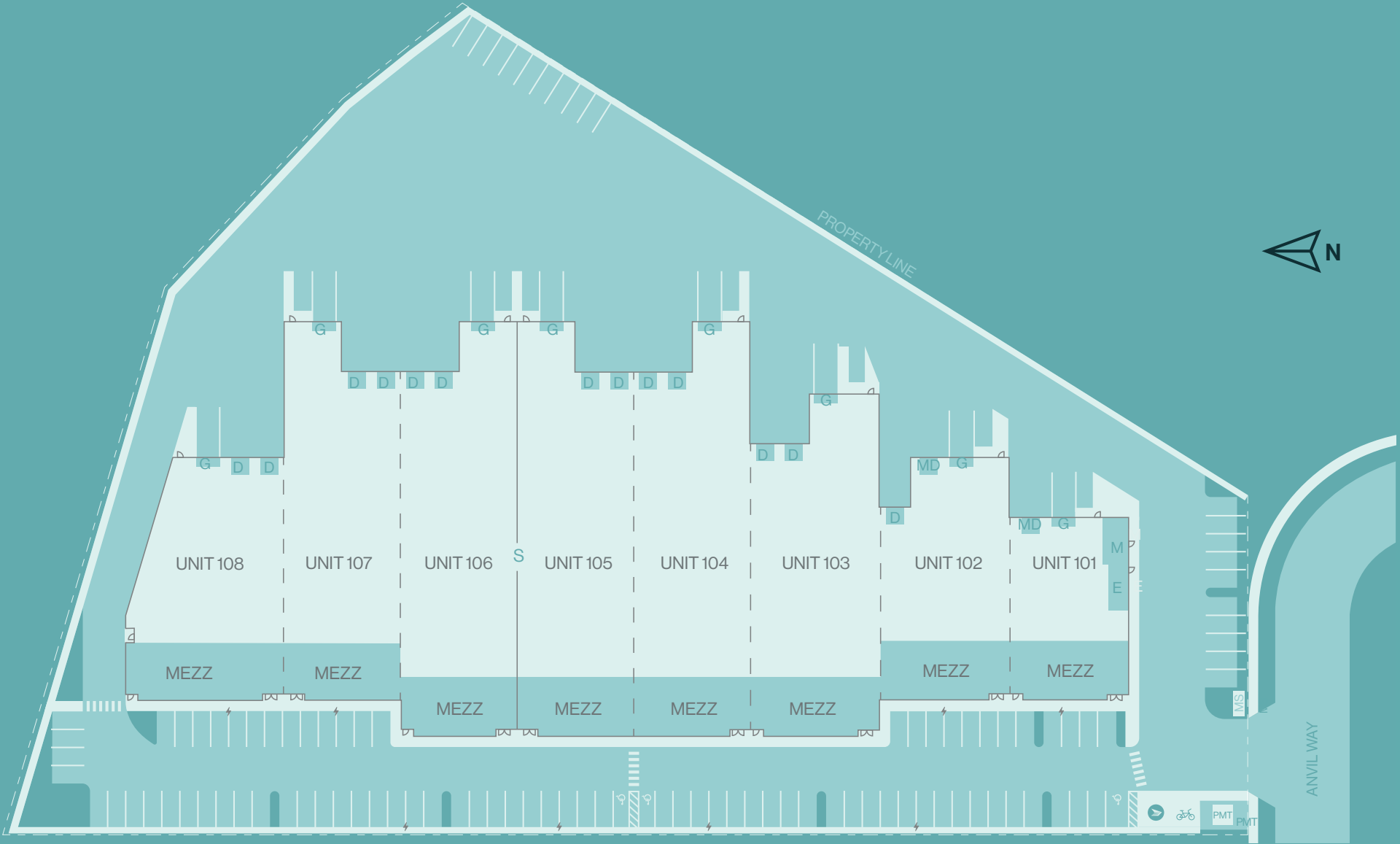


# MARKETING PLAN

COMPLETION  
AUGUST 2025

## LEGEND

D	Dock Loading
G	Grade Loading
MD	Mini Dock
MS	Monument Sign
PMT	Pad-Mounted Transformer
M	Mechanical Room
E	Electrical Room
➤	Mailbox
🚲	Bike Rack
⚡	EV Conduit



## BUILDING FEATURES



**CONSTRUCTION**  
Insulated, concrete tilt-up



**SPRINKLERS**  
ESFR sprinkler system



**POWER**  
200 amp at 347/600 volts per bay



**CEILING HEIGHT**  
32' clear



**LIGHTING**  
High efficiency LED fixtures



**MEZZANINE**  
Structural steel mezzanine complete with guard rail & designed to 100 lbs/SF floor load capacity



**LOADING**  
Dock & grade loading combinations



**HEATERS**  
Gas-fired unit heaters



**INTERIOR WAREHOUSE**  
6' x 6' skylights & interior walls painted white for greater illumination



**FLOOR LOAD**  
700 lb PSF live load warehouse floor load capacity



**AIR CIRCULATION**  
Ceiling fans in warehouse



**SERVICE PLUS**  
12-month warranty on all material and workmanship defects from the date of substantial completion





## AMENITIES

This prime location offers an impressive array of amenities and conveniences. Businesses benefit from a diverse selection of dining establishments, countless retail outlets, and essential services. Whether you're taking a lunch break, running errands, or seeking leisure activities, this area provides unparalleled connectivity and convenience, all within walking distance.

## CONNECTIVITY

Positioned in one of Surrey's most dynamic areas, where accessibility and connectivity are vital. Benefit from proximity to major transportation routes, a skilled workforce, and a supportive business environment. Additionally, the site is conveniently located near several major public transit options, ensuring ease of commute for your workforce.

- **3 min walk** to 128 Street & 78 Avenue bus stop
- **13 min direct bus** #342 to Newton Exchange
- **3 min direct bus** #323 to Surrey Central Station

## MARKET UPDATE

In Metro Vancouver, the pre-sale strata market activity experienced an increase over 2024 and this trend has continued into 2025, reflecting improved buyer sentiment as previously declining markets are now gradually recovering.

In Surrey, the vacancy rate is currently 3.2%, contributing to its position as the largest industrial market in the region, accounting for 18% of Metro Vancouver's total industrial market. Despite the Surrey vacancy rate rising throughout the last 24 months, it has remained steady, with the average lease rate currently at \$20.14 per SF, net.

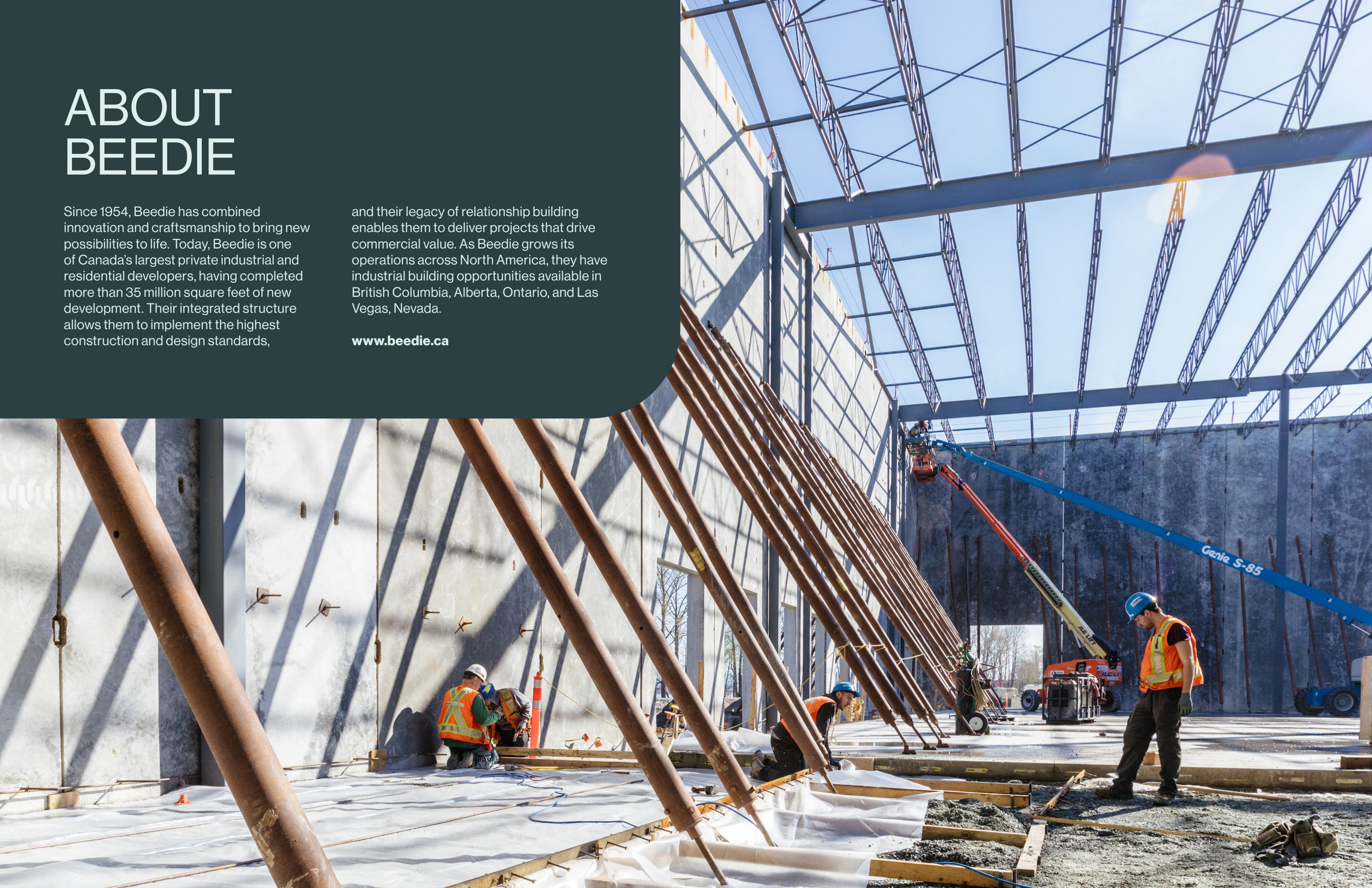


# ABOUT BEEDIE

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Canada's largest private industrial and residential developers, having completed more than 35 million square feet of new development. Their integrated structure allows them to implement the highest construction and design standards,

and their legacy of relationship building enables them to deliver projects that drive commercial value. As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

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







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