FOR LEASE

PARKWOOD
INDUSTRIAL ESTATES

MAXIMIZE YOUR LOGISTICS.

LARGE FORMAT
BUILD-TO-SUIT
OPPORTUNITIES.

5224 88TH STREET, DELTA, BC

DHANDA

DEVELOPED BY
Beedie

WHERE BUSINESS MOVES: A WORLD-CLASS LOGISTICS HUB

Welcome to Parkwood Industrial Estates — a master-planned business park designed to deliver. With unparalleled design flexibility and future-forward infrastructure, Parkwood is Metro Vancouver's newest logistics hub, delivering the potential for over 2.5 million square feet of new-build industrial space across 135 acres over the next decade.

With large format build-to-suit opportunities and a strategic Delta location offering direct access to Highway 99, Parkwood puts your distribution, manufacturing, data, and logistics operations exactly where they need to be—at the heart of Metro Vancouver's industrial network.

LEADING BUSINESSES DESERVE FACILITIES THAT MATCH THEIR CALIBRE

PARK SPECIFICATIONS

- **LOADING**
  Fully customizable loading configurations
- **POWER**
  Park is currently designed to be serviced with above-market 24 MW at 600 volts
- **GAS**
  Natural gas provided by FortisBC to meet user requirements
- **FIBRE**
  Telus High Speed PureFibre Telecommunications

As a market leader in build-to-suit development, Beedie brings the expertise to deliver premium facilities tailored to your exact operational needs.

Purpose-built for the next generation of industrial users, Parkwood delivers future-ready infrastructure and the flexibility to grow with your business. Customizable lot sizes, scalable utilities, and adaptable site planning make it the ideal platform for expansion, consolidation, or long-term investment. Parkwood isn't just a location — it's your launchpad for what's next.

COMPLETION DATE
Project completion will vary depending on your tailored business requirements.

ZONING
I2-Industrial

LOT SIZE
Flexible and customizable lot sizes based on user requirements.

PURPOSE-BUILT FOR PERFORMANCE

MAXIMIZE YOUR OPERATIONS. ENHANCE YOUR ENVIRONMENT.

Parkwood Industrial Estates is more than just a business park—it's a future-forward industrial campus tailored to support a wide range of uses. Every detail—from infrastructure to amenities—will be carefully considered to meet the needs of today's leading businesses.

Whether by foot, bike, or vehicle, Parkwood is built for effortless access. Tree-lined boulevards will be framed by sidewalks that ensure safe, uninterrupted pedestrian flow, while integrated rain gardens enhance landscaping while providing functional stormwater management. Walkways connect building entrances, parking areas, and public sidewalks with intention and clarity. Visible bike parking supports active lifestyles and encourages sustainable commuting for today's modern workforce.

AMENITIES THAT WORK

SPACES BUILT FOR PEOPLE, NOT JUST PRODUCTIVITY.

- **OUTDOOR AMENITIES**

  Landscaped outdoor areas with benches and picnic tables offer spaces for breaks or informal meetings.

- **BICYCLE PARKING**

  Bike racks will be conveniently located near primary building entrances.

SUSTAINABLE BY DESIGN

NATURAL SYSTEMS. SMARTER SOLUTIONS.

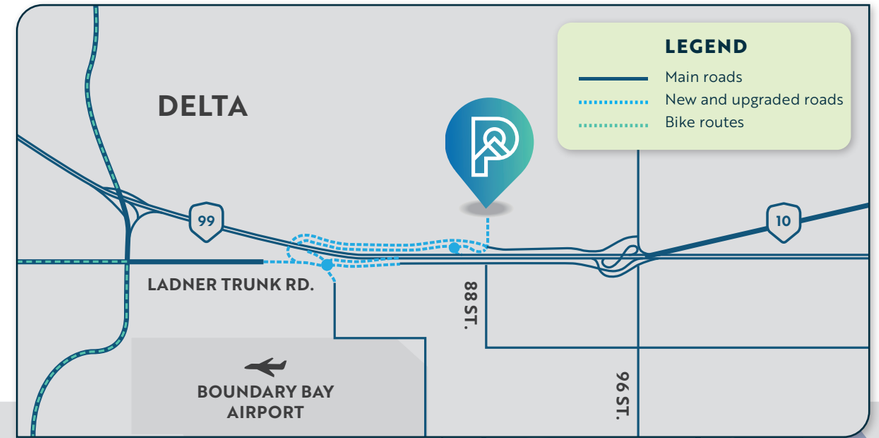
Parkwood's commitment to sustainability is reflected across every element of the site — from the landscape to the infrastructure.

Native and drought-tolerant species are incorporated into the landscape design to reduce irrigation needs and support the local ecosystem. Onsite systems will be designed for long-term efficiency, including low-flow fixtures and energy-efficient lighting to help lower operating costs, while EV charging can be incorporated into the building design to ensure every site is ready for a low-carbon future.

PRIME LOCATION, LIMITLESS POTENTIAL

Maximize your operational efficiency with Parkwood's exceptional logistical access. Strategically located just minutes from Highway 99 and Highway 17, Parkwood connects your operations to key regional, national, and international cargo routes by land, sea, and air. With Highway 99, Highway 17, Highway 10, DeltaPort, and Vancouver International Airport all within a 25-minute radius, it's the ideal hub for streamlined transportation and logistics.

Surrounded by a variety of amenities - including restaurants, hotels, and retail centres - Parkwood offers daily convenience for both clients and employees. Whether it's grabbing lunch, an overnight stay, or access to essential services, everything you need is just a few minutes away.



AMENITIES

HOSPITALITY

1. SHERATON VANCOUVER GUILDFORD
2. CIVIC HOTEL, AUTOGRAPH COLLECTION
3. THE WESTIN WALL CENTRE
4. SANDMAN SIGNATURE LANGLEY
5. HOLIDAY INN EXPRESS & SUITES
6. HAMPTON INN & SUITES
7. DELTA HOTELS VANCOUVER DELTA
8. COUNTRY INN B&B
9. OCEAN PROMENADE HOTEL

RETAIL

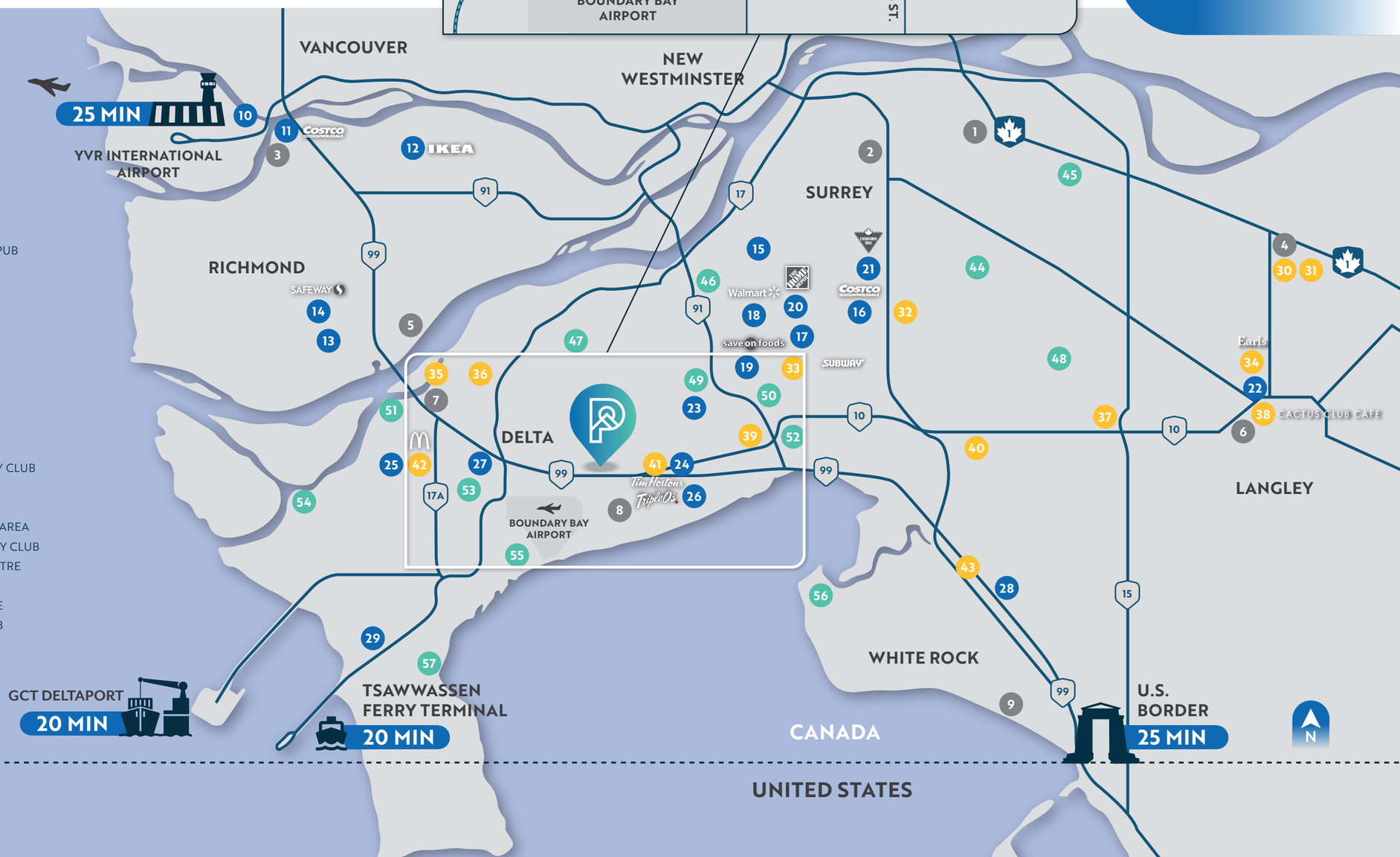
10. MCARTHURGLEN DESIGNER OUTLET
11. COSTCO WHOLESALE
12. IKEA
13. IRONWOOD PLAZA
14. SAFEWAY
15. NORTH DELTA MARKET
16. COSTCO WHOLESALE
17. STRAWBERRY HILL SHOPPING CENTRE
18. WALMART
19. SAVE ON FOODS
20. HOME DEPOT
21. CANADIAN TIRE
22. WILLOWBROOK SHOPPING CENTRE
23. JP FARMS
24. VANDULA FARMS
25. KIN'S FARM MARKET
26. THE ROOST BARNTIQUE
27. SANDHU FARMS
28. THE SHOPS AT MORGAN CROSSING
29. TSAWWASSEN MILLS

FOOD & DRINK

30. MOXIE'S
31. BRODEUR'S BISTRO
32. BOSTON PIZZA
33. BROWN'S SOCIALHOUSE
34. EARLS KITCHEN + BAR
35. RIVERHOUSE RESTAURANT & PUB
36. BARNSIDE BREWING CO.
37. ORIGINAL JOE'S
38. CACTUS CLUB
39. PORK MAFIA
40. WAY-BACK BREW CO.
41. TIM HORTONS, TRIPLE O'S
42. MCDONALD'S
43. MILESTONES

RECREATION

44. GUILDFORD GOLF & COUNTRY CLUB
45. SURREY GOLF CLUB
46. DELTA NATURE RESERVE
47. ECOLOGICAL CONSERVANCY AREA
48. NORTHVIEW GOLF & COUNTRY CLUB
49. SUNSHINE WOODS GOLF CENTRE
50. WATERSHED PARK
51. THE LINKS AT HAMPTON COVE
52. DELTA GOLF & COUNTRY CLUB
53. KENSINGTON NORTH PARK
54. WELLINGTON POINT PARK
55. KINGS LINKS BY THE SEA
56. CRESCENT BEACH
57. CENTENNIAL BEACH



STRATEGICALLY POSITIONED FOR HIGH-PERFORMANCE LOGISTICS

Located at the gateway to Metro Vancouver's most critical trade corridors, Parkwood delivers a distinct competitive edge for logistics-driven operations. Just minutes from GCT Deltaport — Canada's largest container terminal, spanning 210 acres and boasting the world's largest dock rail—Parkwood connects you directly to global shipping routes, with efficient links to the Tsawwassen Ferry Terminal and U.S./Canada border via Highway 99.

Vancouver International Airport and Downtown Vancouver are less than 30 minutes away, enabling fast access to international air freight and major commercial centres. Whether your network spans the Pacific Rim or North America's inland corridors, Parkwood places your distribution and logistics operations exactly where they need to be — at the intersection of global trade and regional reach.

ALL ROADS LEAD TO PARKWOOD

In association with the City of Delta and the Province of British Columbia, Beedie and Dhanda are investing in a new road network to enhance accessibility for the businesses that will call Parkwood home. The upcoming 78th Street Overpass will deliver direct connectivity to Highway 99, while the Parkwood Connector will offer effortless access to the park itself. With the infrastructure project set to complete in 2027, access to Parkwood has never looked smoother.

- **78TH STREET OVERPASS**
  A new two-way overpass linking Ladner Trunk Road and Parkwood Connector.
- **RELOCATION OF BURNS DRIVE**
  Shifting Burns Drive north to allow direct and continuous parallel traffic to Highway 99 for local traffic.
- **NEW ON-RAMPS & OFF-RAMPS**
  Creation of two roundabouts in the intersections of 80th Street and 88th Street increasing safety, traffic flow, and access to Highway 99.
- **EMERGENCY ACCESS**
  A dedicated emergency access route ensures uninterrupted movement—even in the most unlikely of events.

We are proud to be partnering with Binnie and Norland on the construction of the infrastructure upgrades.

BINNIE NorLand LIMITED

PROJECT PARTNERS

BEEDIE

As a North American leader in real estate development, investment, and property management, Beedie brings over 35 million square feet of industrial development experience to every project. Specializing in built-to-suit development, Beedie customizes properties to meet the precise requirements of its clients – from loading bays and lighting to column spacing and power needs, every detail is considered.

Beedie's vertically integrated approach covers all aspects of development, from land acquisition and design to construction, financing, and after-sales care. This structure allows our experienced development and construction teams to provide clients with unparalleled insight and guidance, resulting in operational efficiencies and significant cost savings.

Having completed major projects, including 500,000-square foot distribution and manufacturing centers for some of the world's largest companies, as well as state-of-the-art e-commerce facilities spanning over 1M square feet, Beedie has the expertise to handle projects of any size, scope, or complexity.

Our commitment to delivering value and quality—backed by integrity, innovation, and vision—has defined the Beedie name since its inception in 1954.

beedie.ca

Beedie

AMAZON | BURNABY, BC

SAPUTO | PORT COQUITLAM, BC

SOBEYS | SURREY, BC

DORIGO SYSTEMS LTD. | BURNABY, BC

DHANDA

Dhanda is a locally-owned leader in site procurement, preparation, and development. With over 35 years of experience in the industry, Dhanda and its subsidiaries, including Tyam Excavation and Shoring Ltd., have made a reputation of being a consistent and forward-thinking expert in site filling, excavation, preloading, and overall earthworks. As an integrated development and construction company with an unparalleled fleet of equipment and expertise, Dhanda is well-equipped to take on all aspects of early site development, including challenging projects with complicated site conditions, with several ongoing projects in Western Canada.

Dhanda's experience with Parkwood Industrial Estates dates back 25 years from its humble beginnings as a peat-farming operation to a now market-leading industrial campus. Having demonstrated exceptional problem-solving, diligence, and results as both an owner-developer and contractor, Dhanda is particularly well-suited to exceed the high requirements and expectations of today's real estate marketplace.

tyambc.com

DHANDA

A world-class business park strategically located in Delta, BC.

CORPORATION OF DELTA

As one of Metro Vancouver's most business-friendly municipalities, Delta offers a strategic, cost-effective environment for growth. Home to Canada's largest port, Delta combines global access with local advantages—including streamlined permitting through the Inter-Municipal Business License program and industry-leading fiscal management. Recognized by NAIOP Vancouver for both its infrastructure and affordability, Delta delivers a competitive edge for companies looking to expand efficiently and operate with confidence.

Delta

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DHANDA

Beedie Built for good

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