

FOR SALE

**3,211 sf Unique Strata Warehouse
Cambor Business Centre
Surrey/Downtown Langley**



**Unit #17 19257 Enterprise Way
Surrey, BC**

LOCATION

The property is located on Enterprise Way just one block east of 192nd Street. Enterprise Way lies on the fringe of Langley City, and is in close proximity to an array of amenities. Easy access to 192nd Street, the Langley ByPass, Highway #10, and Fraser Highway.



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3,211 sf Unique Strata Warehouse Cambor Business Centre Unit #17 19257 Enterprise Way, Surrey, BC

BUILDING SIZE

Gross Floor Area: 2,026 sf

Inside Area (measured between walls):

Office: 381 sf

Shop/Warehouse: 1,645 sf

Mezzanine: 1,185 sf

Total Gross Area: 3,211 sf

(Plus elevated storage walkway: 328 sf)

CIVIC ADDRESS

#17, 19257 Enterprise Way, Surrey, BC

LEGAL ADDRESS

Lot 17, Section 10, TWP 8, NWD, LMS 160 (PID: 018-139-272)

ZONING

IL (Light Impact Industrial)

Allowing for a wide variety of service, assembly, manufacturing, and distribution uses. Consult exclusive listing agent for a copy of the zoning bylaws.

PROPERTY FEATURES

- Constructed 1993
- Concrete block construction
- Front entry-rear loading
- 125 amp, 120/208/3/60 service
- Original owner

MAIN FLOOR:

Office Area:

- Air-conditioned
- Carpeted
- Venetian blinds, tinted windows
- Vinyl wall covering
- Exhausted fan
- Suspended "T" bar ceiling
- Recessed fluorescent fixtures with parabolic lenses
- Literature racks c/w valence lighting
- Electric baseboard heaters

Washroom:

- Ceramic tile floor
- Sink/appliance counter
- Full width mirror
- Wall plugs for fridge & microwave
- Exhaust fan
- Electric baseboard heater

Warehouse:

- Gas fired radiant tube heating
- Superior fluorescent lighting
- Steel suspended storage areas
- 12'x14' overhead door – insulated and clad with aluminum
- Large 2 speed exhaust fan
- Steel cladding 4' high on all gyproc walls for protection

- New electric water heater
- 6-4 way electrical outlet boxes surface mounted
- Security alarm system
- Painted walls & gyproc ceiling (white)
- Destratification ceiling fan
- Rear window with burglar bars

MEZZANINE AREA:

Shop:

- Air-conditioned
- Pre-finished maple plywood/white peg board walls
- Venetian blinds, tinted windows
- Exhaust system
- Superior fluorescent lighting
- Compressed air system
- Electrical panel
- 19 double outlet wall plugs – surface mounted

Drafting Office:

- Drafting desk
- Sliding window to shop plus 3 other windows
- Electric baseboard heater
- Shower
- Vanity c/w sink
- Skylight c/w burglar bars

Multi-Purpose Room:

- Floor, walls, and ceiling clad with satin coat steel
- Skylights c/w burglar bars
- Steel counter & cabinet
- Laundry sink
- Electric baseboard heating
- Filtered exhaust system c/w explosion proof exhaust fan
- 2 way exhaust fan switching including makeup air
- Fluorescent lights are provided with hinge down glass covers

Open Area:

- Skylights c/w burglar bars
- Fluorescent lighting
- Exhaust system
- Roof suspended storage rack
- Wall racking

PROPERTY TAXES (2008)

\$4,140.56

STRATA FEES

\$139/month

SALE PRICE

\$470,000

AVAILABILITY

The existing owner and tenant will require approximately forty-five (45) days to vacate the premises from the time of a subject free commitment.

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