



# For Sale Strata Warehouses

5652 LANDMARK WAY, SURREY  
2,111 SF TO 8,471 SF AVAILABLE

## SPIRE COMMERCE CENTRE

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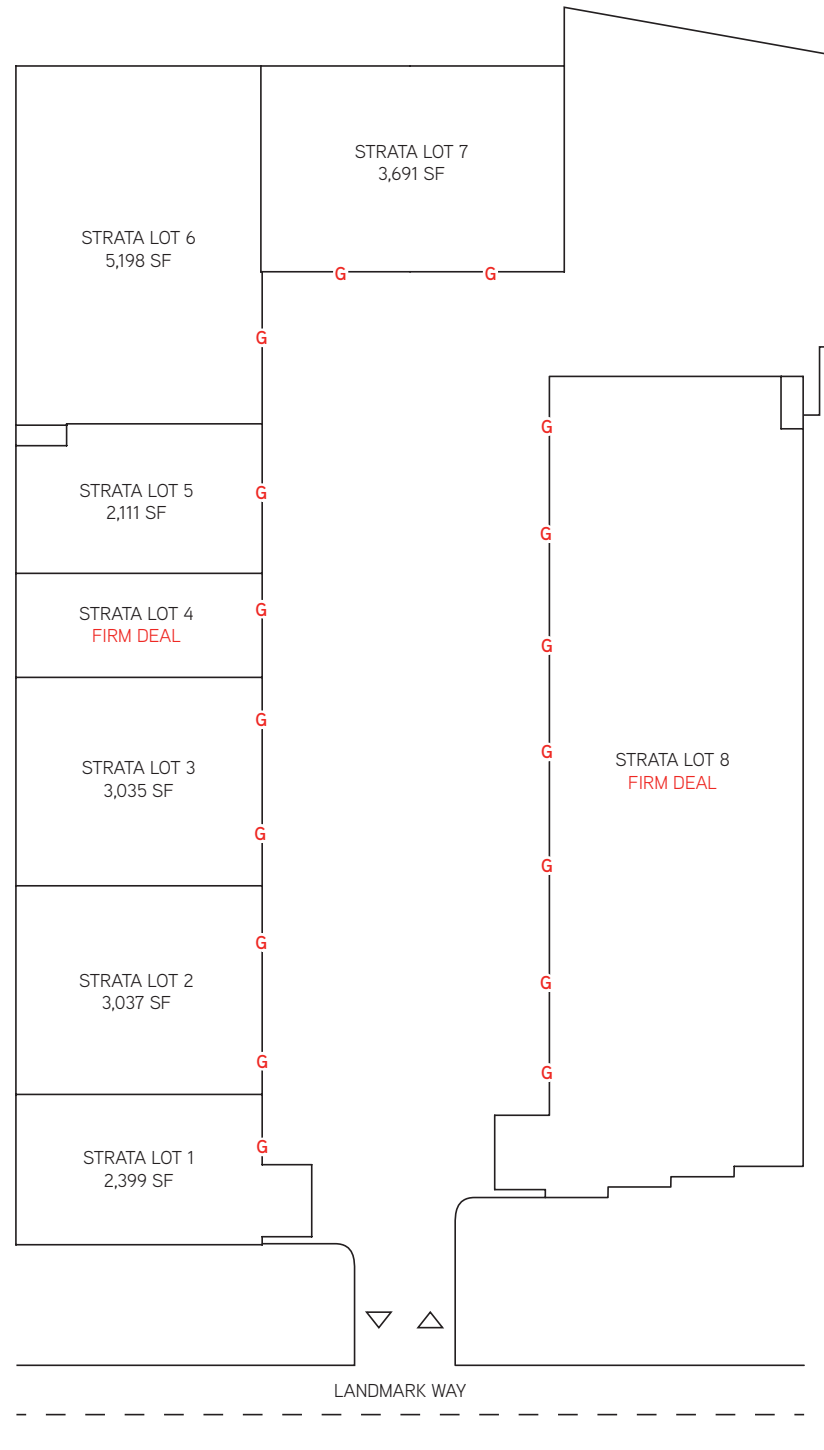
## LOCATION

The subject property is located on Landmark Way, one block south of the Langley Bypass and one block north of 56th Avenue. Although municipally located within the City of Surrey, the site is functionally situated within the central industrial, service and commercial area of the City of Langley, one of the fastest growing municipalities in the region. Substantial road infrastructure improvements, to be complete in 2014, will improve traffic flow in the immediate area.





BUILDING PLAN



G = Grade loading door

INVESTMENT OPPORTUNITY

Opportunity to own cash flowing industrial investment real estate with tenancies in place or vacant possession on certain units. Long term tenants include TLC Auto, Super Save Acton and Craftsman Collision.

FEATURES\*\*

- > 20' clear ceiling height
- > Professionally managed strata complex
- > Attractively landscaped
- > 3-phase electrical supply in each strata lot
- > Excellent Langley Bypass access
- > Ample parking
- > Gas fired forced air heating in warehouse
- > Fully sprinklered
- > Grade loading doors (12' wide x 14' high)
- > Roof replacement in 2006 and 2008
- > Automotive uses permitted

ZONING

IL - Light Industrial allows for industrial uses such as warehousing, distribution, light manufacturing, storage and automotive uses.

STRATA FEES

Inquire with listing brokers

STRATIFICATION TIMING

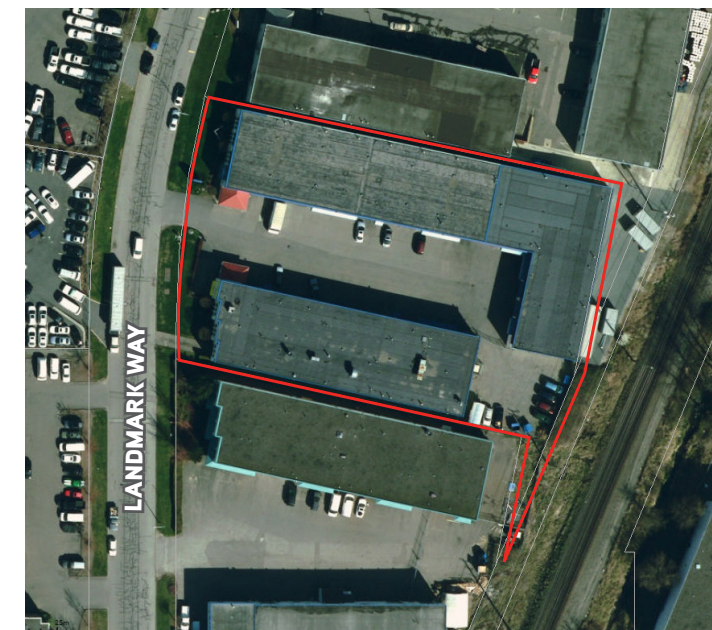
Q2 2015

AVAILABILITY\*\*

| Strata Lot | Size (SF) | Vacant/Tenanted | Price     | Annual Income |
|------------|-----------|-----------------|-----------|---------------|
| 1          | 2,399     | Vacant          | \$455,900 | N/A           |
| 2          | 3,037     | Vacant          | \$531,400 | N/A           |
| 3          | 3,035     | Vacant          | \$531,200 | N/A           |
| 4          | 1,514     | Vacant          | Firm Deal | N/A           |
| 5          | 2,111     | Vacant          | \$378,300 | N/A           |
| 6          | 5,198     | Vacant          | \$774,400 | N/A           |
| 7          | 3,691     | Tenanted        | \$567,700 | \$28,501*     |
| 8          | 13,243    | Tenanted        | Firm Deal | \$82,500*     |

\*Consult listing brokers for remaining lease terms and annual income details.  
 \*\*All measurements are approximate and should be verified by purchaser.

PROPERTY AERIAL





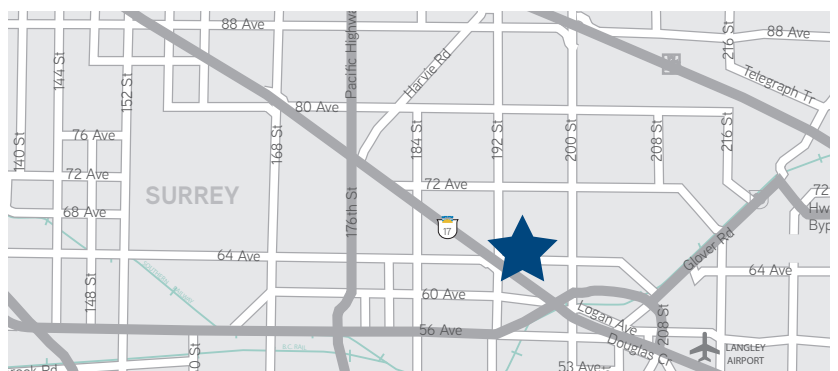


## CONTACT US

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