

FOR SALE

**59-63 Moore Road
REYNELLA/LONSDALE
SA, 5161**

HUGE YARD, LARGE MODERN FACTORY AND OFFICES AND FLEXIBLE VENDOR



The site is fully sealed surrounding the improvements to provide a significant amount of bitumen and concrete hardstand plus generous on-site car parking area.

A very well presented property including extensive security including fencing, CCTV to all areas plus monitored alarm systems and perimeter landscaping. Total building areas approx. 1,675M².

Total Land size approximately 10,640M². Low site coverage, which provides for further significant development and/or subleasing potential (STCC). Access is available from front and side of property.

Floor area of office is approx. 391M², fully reverse cycle air conditioned, generous reception area, meeting room, three private offices and large open plan work area.

Warehouse/Factory approximately 1104M², internal height clearance of 6M, plus low clearance section (3.5 to 4.5m high) of 180 m², high access roller doors, extensive skylights result in a naturally well-lit building totalling 1284M²

To the western end of the warehouse is a steel framed mezzanine of approx. 97m² and secure store plus lock up office. Separate factory manager's office, large kitchen/lunchroom with male and female amenities.

Vendor is flexible to various purchase options, including pre lease and long term settlement and lease to purchase.

\$2.1 Million + GST

Jenny Howkins 0416 188 098

RLA 263 799

Please note that the information contained herein is meant as a guide only. Neither the Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.