

For Sale

MLV
REAL ESTATE



Kwinana Beach Industrial Park /

\$7,575,000 (+GST)

4 Beach Street, Kwinana Beach

Substantial office and workshop engineering facility inclusive of gantry cranes and hardstand area within the growing southern corridor Kwinana Beach.

Office & Delicatessen: 733 m²

Workshop: 5,899 m²

Total 6,632 m²

Site Area: 24,104 m²

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Kwinana Beach Industrial Precinct /

\$7,575,000 (+GST)

IMPROVEMENTS

The buildings comprise:

Front Offices	550 m ²
Workshop	4,036 m ²
Welding Bay	486 m ²
Fitters Shop	315 m ²
Canopy Area	645 m ²
First floor offices	201 m ²
New transportable	216 m ²
Delicatessen	183 m ²
Hardstand	3,250 m ²
TOTAL	6,632 m ²

Located on the property is a substantial industrial complex comprising of offices, engineering workshops, stores and hardstand areas.

The offices / retail area is divided into 3 units. Two are used as offices and are currently vacant. They provide a high level of accommodation with carpeted floors, suspended ceilings, recessed fluorescent lighting and ducted reverse cycle air conditioning. Within the offices complex is an amenities area providing male and female toilets and lunchroom area.

Adjacent to these offices is a delicatessen which is the subject to a separate lease.

To the south of the office / retail building is the main workshop. It is of steel framed construction, comprises two bays and provides concrete floor, metal clad walls to a height of approximately 10 metres. In each of the workshop bays are 3 x 10 tonne overhead gantry cranes. At the southern end of the workshop is the weld bay and fitters shop. Access to the workshop is via large sliding doors. Adjoining the main workshop on the western side is a large canopy area. Again it is of steel frame construction with metal cladding. Adjacent to the canopy is the second storey office which has a large amenities area on the ground floor.

Externally there are traveling gantry cranes at each end of the workshop. At the southern end of the workshop is a 10 tonne crane and at the northern end a 20 tonne traveling crane. A wash down bay is also located at the southern end of the site.

- **Price: \$7,575,000 (+GST)**
- **Site Area: 2.4104 ha**
- **Building Area: 6,632 m²**



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