

# FOR SALE

Unit 5 / 25-27 Roxburgh Avenue  
LONSDALE SA 5160

COMMUNITY TITLED CONCRETE & COLORBOND WAREHOUSE / OFFICE



- Sited within a well maintain Community Title Development, this unit offers high clearance at 6M with insulated and well-ventilated roof. Total Warehouse is approx 218 M2 with 4-Amps 3 Phase power. Glass fronted office and amenities. The amenities area consists of kitchenette with under bench cupboards and bathroom quipped with a safety shower and toilet. Small mezzanine storage area above the office / amenities.
- A high 4M x 4M wide roller door with short loading canopy over the door is located at the front of the warehouse, providing easy access to heavy vehicles.
- All lighting within the warehouse is LED including 5 highways. The Community complex has LED security lighting and is fully fenced and locked of an evening.
- Two car parks are allocated to the title. There is also community parking on site for visitors. The site is fully fenced with dual access. The current owner has had the warehouse since 2011 and will be moving into a larger premise.

**\$285,000 + 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.