

BALCATTA HQ

OFFICE • WAREHOUSE • SHOWROOM • VACANT LAND • FOOD PRODUCTION

BALCATTAHQ.COM.AU



AGEM
PROPERTY GROUP

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LOCATION

10 Geddes Street, Balcatta WA 6021

Balcatta HQ is located within the Balcatta Industrial Precinct offering easy access to major roads including Mitchell Freeway, Wanneroo Road and Reid Highway.

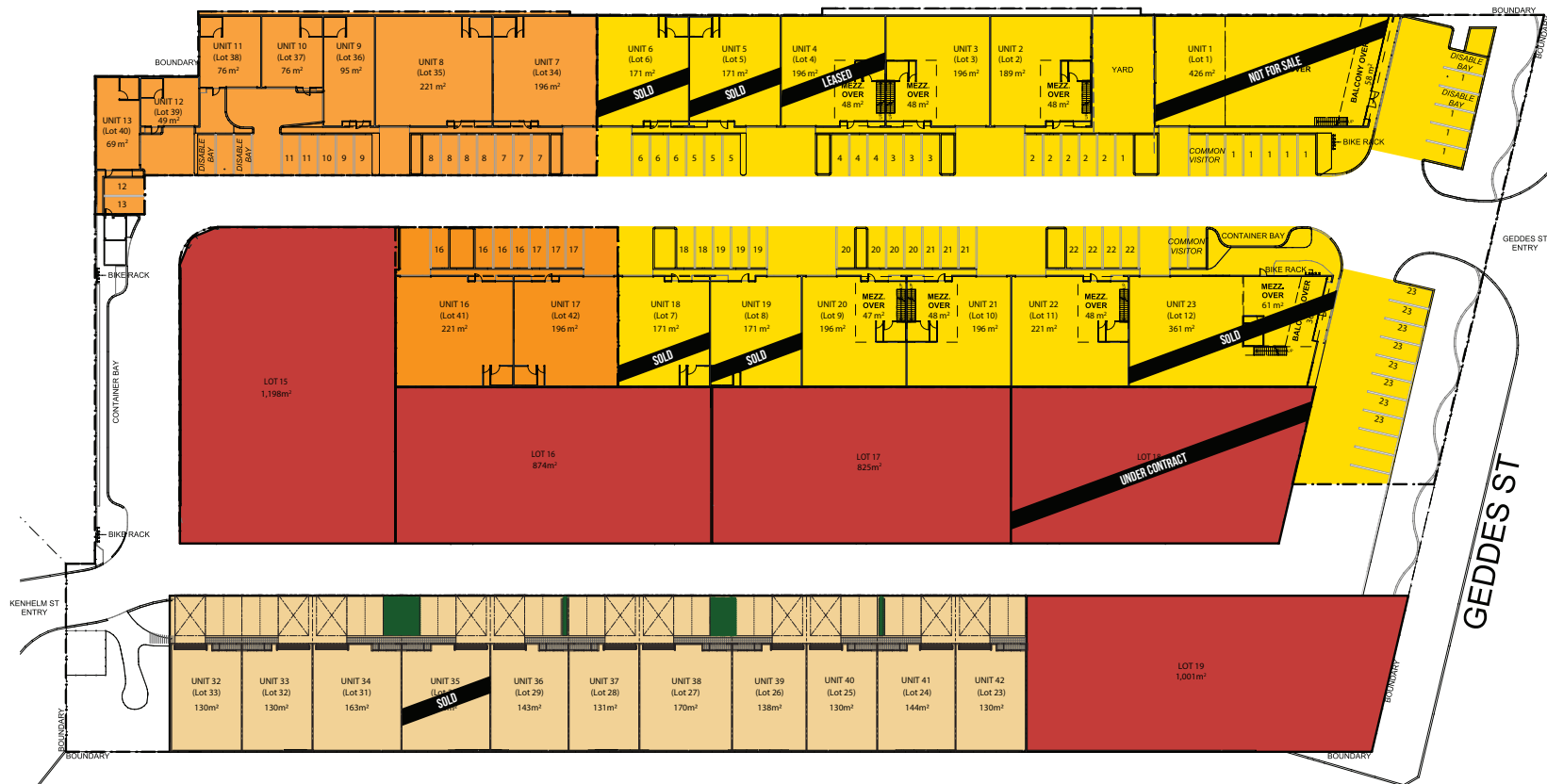
Distance to:

Balcatta Road	350m
Wanneroo Road	600m
Reid Highway	750m
Erindale Road	1.4km
Mitchell Freeway	2.7km
Osborne Park	5.6km
Perth CBD	11.6km

THE PERFECT LOCATION
NO MATTER WHAT
YOUR BUSINESS



SALES PLAN



- STAGE 1A - Completed warehouse units
- STAGE 1B - Future warehouse development
- STAGE 1C - Vacant land
- STAGE 1D - Small warehouse units

WHAT'S AVAILABLE

AT BALCATT A HQ



Stage 1A

For sale / lease

Office/warehouse units
171sqm - 270sqm



Stage 1B

For sale

Food production units
49sqm - 94sqm

Warehouse units
196sqm - 221sqm



Stage 1C

For sale

Industrial zoned vacant land
790sqm - 1198sqm



Stage 1D

For sale

Small warehouse units
130sqm - 170sqm

STAGE 1A

OFFICE / WAREHOUSE UNITS

Stage 1A comprises of 8 office/warehouse units and 4 warehouse units with floor areas ranging from 171sqm up to 270sqm. Each of these architecturally designed unit has a minimum 6.5m clearance to the roof truss, 4.5m high roller doors, mezzanine offices constructed on a suspended slab, and air conditioning.

The site is secured by automatic sliding gates to each entry and features lush green landscaping making it the perfect place to locate your business for its future success.



FEATURES:



Double street access



Common area



Plenty of parking



Concrete mezzanine floors



Impressive strata fees



Container bays



NBN



LED lighting



Secure electric gating



High panels

STAGE 1B

FOOD PRODUCTION

Stage 1B is due for completion in December 2019 and will consist of 4 warehouse units ranging from 196sqm – 221sqm, in addition to 5 food production units ranging from 49sqm – 94sqm. Each food production unit will be constructed with easy access to gas, 4m x 4.5m roller door, industrial floor wastes plumbed to grease traps, kitchenette, and toilet and shower.

Set to be a hot commodity, these units will be the only food production units available in Balcatta and Osborne Park.



FEATURES:



Double street access



Common area



Plenty of parking



Grease trap available



Impressive strata fees



Gas available



NBN



LED lighting



Secure electric gating



High panels

STAGE 1C

VACANT LAND

Stage 1C comprises of 5 lots of industrial zoned vacant land ranging from 790sqm – 1198sqm. These vacant lots give buyers a choice to design and construct a premise according to their specific needs or keep as vacant land in a modern industrial complex.

These lots are rare and the only vacant land you will find in Balcatta.



FEATURES:



Double street access



Common area



Plenty of parking



Impressive strata fees



NBN



Secure electric gating



Container bays



Increased building envelope

STAGE 1D

SMALL WAREHOUSES

The newest release of Balcatta HQ consists of 11 small warehouse units ranging from 130sqm – 170sqm.

Each architecturally designed unit offers a minimum 6.5m clearance to the roof truss, 4.5m high roller doors, NBN, double street access and secure electric gates to the complex.

Secure your spot today, limited spaces available.



FEATURES:



Double street access



Common area



Plenty of parking



Concrete mezzanine floors



Impressive strata fees



Container bays



NBN



LED lighting



Secure electric gating



High panels

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