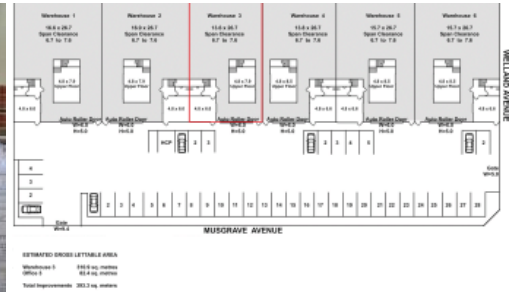




**Unit 3, 25-27 Musgrave Ave, Welland**



## Modern Warehouse/ Office - 393 sqm (approx.)

AVAILABLE JULY 2021

- 310.9 sqm Warehouse + 82.4 sqm Office
- Tilt up construction - 8 meter clearance
- Motorised roller shutters with wide & high clearance access
- Built to perfection / quality at its best.
- Flexible lease terms & conditions

INSPECTION A MUST!

If you would like to inspect the property please do not hesitate to contact Dion Mastrangelo on 0431 576 848 or Mastracorp Real Estate Landline on (08) 8212 0140

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

**Price** \$47,000 p.a +  
Outgoings + GST

**Property Type** Commercial

**Property ID** 2045

**Office Area** 82 m<sup>2</sup>

**Warehouse Area** 310 m<sup>2</sup>

### Agent Details

Dion Mastrangelo - 0431 576 848  
Pasquale Mastrangelo - 0409 465 863

### Office Details

Adelaide  
Unit 4/ 60 West Terrace, Adelaide  
SA 5000 Australia  
08 8212 0140



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