

Under Contract



27A Circuit Dr, Hendon



## INDUSTRIAL DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME

E.O.I closes 12pm, Thursday 12/09/2024

Set within Adelaide's north-western Industrial Precinct amongst quality warehouse facilities on Circuit Drive lies a fantastic industrial development opportunity of generous proportions with immediate income to assist your holding costs until such time you have obtained all the necessary council approvals. A perfect development site to mimic the successful multi-unit industrial complex developments seen within the area proving the demand for smaller warehousing well exceeds the low supply available.

- Land Size: 4069 sqm\*
- Zone: Strategic Employment
- Great access on Circuit Drive which is a street loop intersecting main roads of Tapleys Hill Road and West Lakes Boulevard
- Currently Leased to "Store Your Stuff" on a periodic arrangement @ \$78,000 p.a. + O/G + GST
- Rare, low-risk Industrial Development opportunity (stcc)

Look to the Market to dictate price- submit your best offers by 12pm

4,068 m<sup>2</sup>

**Price** UNDER CONTRACT

**Property Type** Commercial

**Property ID** 2514

**Land Area** 4,068 m<sup>2</sup>

### Agent Details

Nick Mastrangelo - 0401 790 753

### Office Details

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MASTRACORP  
REAL ESTATE

Thursday 12th September 2024.

*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.*