SOLD BY NIC MASTRANGELO – MASTRACORP COMMERCIAL

Mastracorp Commercial is proud to present **146-148 Francis Road, Wingfield**, a standout property situated in the heart of Wingfield's thriving industrial precinct. This prominent 7,863sqm* corner allotment boasts significant exposure at the intersection of Francis Road and Davis Street, with unparalleled access to key transport routes, including South Australia's Northern Connector linking the Northern Expressway, South Road Superway, and Port River Expressway.

This Industrial opportunity comes with exceptional flexibility, appealing to owner-occupiers, investors, developers, or a combination of all three.

Key Features:

- **Total Site Area**: 7,863sqm*
- **Frontage**: 62m* to Francis Road, 127m* to Davis Street
- **Gross Lettable Area**: 3,138sqm
  - Warehouse 1 (146 Francis Rd): 1,106sqm*
  - Warehouse 2 (148 Francis Rd): 1456sqm*
  - Two-storey office building (39 Davis St): 576sqm*
- Two self-contained tenancy areas with different Street Addresses
- Security fenced boundaries

7,863m2

Price	SOLD for $6,305,000
Property Type	Commercial
Property ID	2552
Land Area	7,863 m2
Office Area	576 m2
Warehouse Area	2,562 m2

Agent Details

Nick Mastrangelo - 0401 790 753

Office Details

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

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- Modern tilt-up construction, purpose-built office building
- 7 gate access points over both street frontages
- High-clearance warehouses with 3-phase power
- Zoned **Strategic Employment**, offering scope for redevelopment (STCC)
- Buyer with options to negotiate a new long-term lease or vacate at expiry in-order to occupy or repurpose the site.
- Sold as a **Going Concern** (GST exemption applies)

A rare opportunity to secure a high-profile industrial property with excellent redevelopment potential in one of South Australia's most sought-after industrial hubs.

For a virtual tour of the property, click the link proceed through our 360 walk-through and interactive floor plan.

https://vtc.virtualtourscreator.com.au/share/1842b7010aa92928a3ba3e68c281a7d6

Please request a copy of our detailed Information Memorandum for more information.

*Approximate.

STCC: Subject to Council Consent.

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.