



21-35 Tappa Road, Edinburgh



HIGH-CLEARANCE INDUSTRIAL FACILITY

Corner Edinburgh & Tappa Roads, Edinburgh SA

Mastracorp Real Estate is pleased to present this strategically positioned industrial facility For Lease, with sale enquiries also welcomed, located on a prominent corner site within the well-established Edinburgh Industrial Precinct. The property will be vacant and available for occupation from August 2026.

Situated approximately 33 kilometres north of the Adelaide CBD, the property occupies a substantial 15,240 sqm landholding* and benefits from excellent exposure and access to major arterial transport routes. The corner configuration and generous site area make it ideally suited to a wide range of industrial, logistics, warehousing, and distribution uses.

The warehouse is designed around a central column layout and provides a minimum internal clearance of 8 metres, with 10 high-clearance roller door access points. The facility is currently configured for drive-through logistics and distribution, supported by extensive canopies and hardstand areas on both sides of the warehouse.

The office accommodation is positioned at the front of the site, with part of the office constructed as a standalone building under its own roof, and the

15,240 m²

Price	Contact Agent
Property Type	Commercial
Property ID	2618
Land Area	15,240 m ²
Office Area	300 m ²
Warehouse Area	3,445 m ²

Agent Details

Dion Mastrangelo - 0431 576 848
Nick Mastrangelo - 0401 790 753
Pasquale Mastrangelo - 0409 465 863
Jordan House - 0405 488 052

Office Details

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

balance located within the warehouse. This configuration allows for a highly functional mezzanine area above, ideal for additional storage or operational use. The office is data-ready and includes modern kitchen and amenity facilities, along with ducted reverse-cycle heating and cooling, making it well suited for businesses seeking a long-term headquarters-style facility.



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Property Highlights

- 41 on-site car parking bays
- Warehouse area: 3,445 sqm
- Office area: 300 sqm
- Canopies: 2,460 sqm
- Gross Lettable Area: 6,205 sqm
- Hardstand yard area: 9,085 sqm
- High-clearance warehouse with drive-through capability
- Corner site with outstanding access and circulation

This high-quality industrial offering represents an excellent opportunity for industrial tenants/ owner occupiers seeking scale, access, and connectivity within one of South Australia's key industrial locations.

For further information or to arrange an inspection, please contact:

Leasing Agent | Dion Mastrangelo – 0431 576 848

Leasing Co-Agent | Jordan House – 0405 488 052

Sales Agent | Nicolas Mastrangelo – 0401 790 753

Sales Co-Agent | Pasquale Mastrangelo – 0409 465 863

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