



2 McGowan Street, Pooraka



Corner Industrial Opportunity with Dual Occupancy Flexibility

Mastracorp Real Estate is pleased to present 2 McGowan Street, Pooraka to the market for sale.

Positioned on a corner site within one of Adelaide's most sought-after inner-northern industrial precincts, this versatile warehouse facility offers a rare opportunity for both occupiers and investors seeking flexibility, income, and future control.

Configured as two separate and self-contained warehouses, the property provides an ideal "occupy one and lease the other" scenario without compromise of occupying the entire site as both lease arrangements conclude. The potential for enhanced income, operational control, and long-term asset growth.

Features of interest include:

- Site area: 2,053 sqm*
- Total building area: 1,179 sqm*
- Zoned: Strategic Employment (Industrial)
- On-site car parking

2,053m2

Price	Contact Agent
Property Type	Commercial
Property ID	2656
Land Area	2,053 m2
Office Area	267 m2
Warehouse Area	774 m2

Agent Details

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- Corner site offering dual frontage and great access
- Dual occupancy configuration – two self-contained suites

Building described as two functional office/warehouses:

- Suite 1: NLA of 547 sqm* (corner warehouse)
- Suite 2: NLA of 632 sqm*
- High-clearance warehousing and open-span work areas
- Mezzanine storage levels within each suite
- Office space, front showroom and reception
- Staff amenities including kitchens and bathrooms
- Separate entrances to each suite offered by dual street frontage
- Roller door access to both with the corner suite enjoying dual access points
- 3 Phase Power, separately metred

Flexible for Future Occupation / Investment Profile:

- Suite 1 tenanted by Nobile Steel Framing expiring July 2027
- Suite 2 tenanted by R & G Langley expiring February 2027 with the option to surrender the lease prior.

Located approximately 12km* north of the Adelaide CBD, Pooraka is a well-established industrial hub benefiting from proximity to major arterial roads including Salisbury Highway and Main North Road. The area is highly sought after for warehousing, logistics, and light industrial uses due to its connectivity and strong surrounding business ecosystem.

2 McGowan Street presents a compelling opportunity to acquire a versatile and strategically located industrial asset with immediate income and short-term future flexibility. Whether you are an owner-occupier looking to establish your business, or an investor seeking value-add potential, this offering ticks all the key boxes.

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