



Inner-West Industrial Holding with Flexible Occupation Opportunities

Positioned within one of Adelaide's tightly held inner-west industrial precincts, this versatile commercial property presents an exceptional opportunity for owner-occupiers, investors and business operators seeking a well-located asset with flexibility rarely available in today's market.

Set on a substantial 858sqm* allotment, the property comprises 421sqm* of adaptable workshop and warehouse improvements, offering scope for a wide range of industrial, storage, trade, logistics and business uses. Its strategic Underdale location places you just minutes from the Adelaide CBD, Adelaide Airport and key arterial transport corridors.

Currently configured as two separate tenancies, the property generates a combined rental income of **\$90,000p.a. + GST & Recoverable Outgoings**. Importantly, discussions with the current tenants to accommodate the use requirements of the purchaser who may explore occupation opportunities through discussions with the current tenants following successful sale negotiations.

Key Highlights:

858m2

Price	Contact Agent
Property Type	Commercial
Property ID	2675
Land Area	858 m2
Warehouse Area	421 m2

Agent Details

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- Land Area: 858sqm*
- Building Area: 421sqm*
- Flexible workshop and warehouse accommodation
- Suitable for owner-occupiers, investors and business operators
- Potential for partial or full occupation (subject to negotiation)
- Highly accessible inner-west location
- Minutes to Adelaide CBD and Adelaide Airport
- Outstanding connectivity to major arterial road networks

Whether you're seeking a premises for your own business, an investment with immediate income, or a combination of both, the property's flexible occupation arrangements create a unique opportunity. Prospective purchasers may have the ability to occupy part or all of the site, while continuing to benefit from existing rental income, subject to discussions with the current tenants following successful negotiations. Freestanding industrial assets of this scale, flexibility and proximity to the city are becoming increasingly difficult to secure, making this a compelling acquisition in a highly sought-after location.

*Approximate.

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