



89 - 91 President Street, WELSHPOOL 6106

****HUGE PRICE REDUCTION!**** *Best Value in the Eastern Corridor*

Premises:

Area m²: 3,892
Price: \$4.25m + GST

Location:

Located in the Eastern Industrial Corridor within Welshpool approximately 8 kms from the Perth CBD the property benefits from the advantageous position of being on the city side of Leach Highway. President St intersects with Orrong Road, providing excellent access to the Major arterial roads.

Description:

- Column Free!
- 7-9sqm Internal Truss Height
- Substantial Landholding

Constructed of Brick Dado and Metal Clad Walls, the major warehouse of 2,336m² is column free and fully sprinklered. With 6.3m x 5.3m roller doors at either end it is well accessed and further features a Mezzanine of 651m². Located to the Southern end is a Brick and Metal column free warehouse of 640m². The glass office of 97m² is located on the First Floor has a view of the internal warehouse. A further executive office of 49m² is located on level 2 and is fully serviced with amenities. Externally the property benefits from its substantial landholding of 8,451m² with significant hardstand areas ideal for external storage, sea container storage and future expansion.

One of the best Value warehouse opportunities.

Building Areas:	
Office	146m ²
Amenities	58m ²
Warehouse A	2,336m ²
Mezzanine	651m ²

PORTER

COMMERCIAL

For Sale

Warehouse B 640m2

Land Area 8,451m2

Zoning - Industrial 2

Permitting uses include: General Industry, Transport Depot, Light Industry, Office, Showroom, Warehouse

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