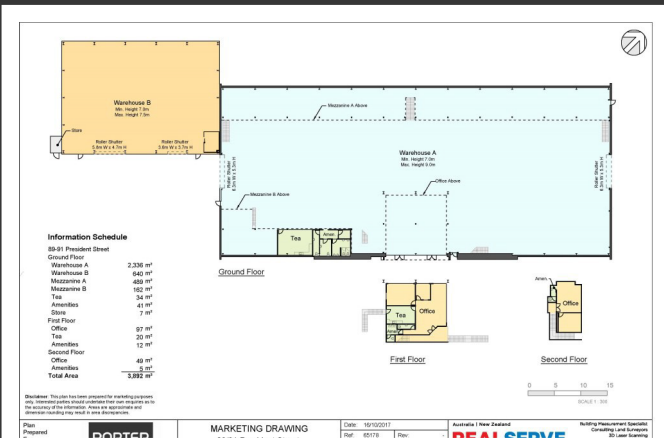
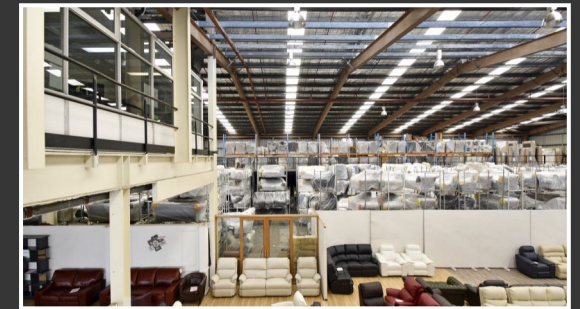
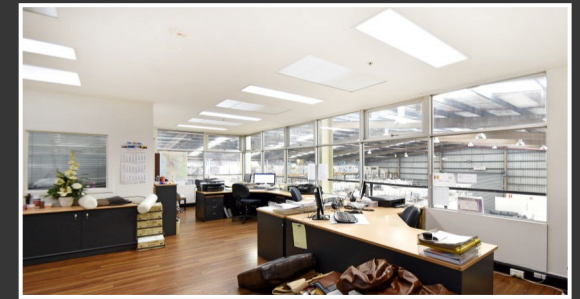


PORTER

COMMERCIAL

FOR SALE



WELSHPOOL

89-91 President St

Asking Price — \$6 Million + GST

- Office/Warehouse/Factory 3,892sqm
- Large Site Area 8,451sqm
- Large Hardstand Surrounding Warehouse
- Zoning: Industrial 2

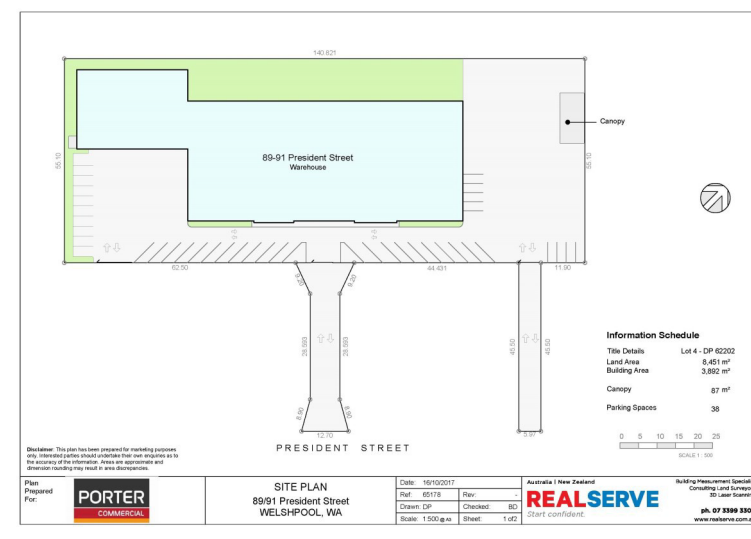
Jon Ferguson

0423 004 292

94709700

jferguson@portercommercial.com.au

COMMERCIAL



Building Areas

Total Office:	146m ²
Total Warehouse:	3892m ²
Total Mezzanine:	651m ²
Total Area:	8,451m ²

Features

- Large Site of 8451m²
- Large Hardstand Surrounding Warehouse
- Roller Shutters of 6.3m x 5.3m
- Fully Sprinklered Warehouse
- 7-9m Internal Warehouse Height

Zoning: Town of Victoria Park Industrial 2

Description

The property benefits from the advantageous position of being on the city side of Leach Highway. The property has excellent access to the Major arterial roads. 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. The glass office of 97m² is located on the First Floor and has a view of the internal warehouse. A further executive office of 49m² is located on level 2 and is fully serviced with amenities.

Disclaimer: Whilst every care has been taken to the preparation of these particulars, the information has been supplied to us and no warranty is able to be given as to its accuracy. Accordingly, all prospective purchasers should rely upon their own enquiries. These particulars in no way represent a warranty or constitute part of either an offer or a contract on behalf of the selling agent or vendor.