



102 Erindale Road, BALCATT A 6021

808sqm Office/Warehouse with Secure Yard!

Premises:	Rear
Area m²:	808
Rent:	\$97,000 p.a. Plus GST
Net/Gross:	Net
Outgoings:	\$43,199



Area
808 sqm Warehouse



Secure Yard
1000 sqm Yard



Roller Door
Automated Roller Door



3 Phase Power

Location:

This well presented industrial premises is a rare find in such a central commercial location. Being situated behind Petbarn on Erindale Road, within the heart of the Balcatta Commercial precinct, the property is highly accessible and in close proximity to both Reid Highway and the Mitchell Freeway.

Description:

- Automated Roller Door Access
- Bonus Secure Yard
- 3 Phase Power

102 Erindale Road, Balcatta offers impeccable value for money with 808sqm building and 1,000sqm (approx) secure yard. Improvements comprise a 483sqm clear span warehouse with 5m truss height, a 266sqm two level partitioned office and a 59sqm additional office & storage area. The property also benefits from 3 phase power, automatic roller doors, truck wash down bay with oil separator and ample amenities.

Available from 1st October 2024.

Viewings are strictly by appointment only. Contact Porter Commercial to arrange yours today!

Contact:

Cameron Porter
T 0422 164 058
E cporter@portercommercial.com.au