



## 9 Adams Street, O'CONNOR 6163

*Lock & Leave Industrial Unit!*

Premises:	Area m <sup>2</sup> :	Rent p.a.:	Net / Gross	Outgoings:	Comments:
Unit 2	240	\$31,200	Net	\$12,413	180sqm warehouse component
Unit 3	246	\$31,980	Net	\$12,723	186sqm warehouse component

### Location:

9 Adams Street is conveniently situated within the sought after O'Connor industrial precinct bounded by South Street and Stock Road, making it highly accessible and convenient. The property is a small strata complex comprising of just three units, with each unit enjoying road frontage and direct street access.

### Description:

- Clear span warehouse
- Fully self-contained
- 3 Phase power

Available for Lease are unit 2 and 3, both units feature a clear span warehouse design and approx. 60sqm of mezzanine office space. The front roller doors measure approx. 4.3m wide x 4.3m high with a secondary roller door to the rear of each unit providing access to a small concrete paved rear yard. The units feature 2 car bays, one 3 phase power outlet and are fully self-contained with a kitchenette, toilet and shower amenities.

Secure this convenient lock and leave industrial unit perfect for a variety of small businesses today. Contact Porter Commercial for further information.

### Contact:

**Cameron Porter**

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



# For Lease

[www.portercommercial.com.au](http://www.portercommercial.com.au)

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