



# INDUSTRIAL LAND FOR SALE SERVICED, LEVEL & READY TO BUILD ON.

For Sale

Contact Agent  
For Sale

Industrial/Warehouse

Direk, address available on request

**Floor Area:**

2,750 m<sup>2</sup>



## Property Description

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Vicinity Industrial Base is located with the Direk prescient, just 25 minutes from Adelaide CBD, and 35 minutes from Adelaide Airport. Comprising 100ha, Vicinity is Adelaide's largest master planned industrial estate.

Positioned within the established industrial precinct of Direk, the industrial estate provides an ideal location for businesses seeking flexible and affordable industrial land that benefits from unparalleled access to the national highway network and offers easy access to the main freight routes in and out of Adelaide.

Directly adjacent to key Oversize Over mass routes and with approved access for 36.5m Level 3 B-Triple Road Trains, Vicinity stands alone as the best connected industrial estate in Adelaide for companies with the biggest trucks.

The following companies currently operate from Vicinity; Toll, Lindsay Transport and Hobson Engineering.

### FAST FACTS:

- Lots from 7,000sqm – 5ha
- Serviced land with water, sewer and power
- Flexible lot configurations
- 24/7 General Industry Zoning
- B-Triple Road Train access throughout
- Adjacent to the 9.0m wide, 7.2m high,
- 500t Key Oversize Overmass route on Heaslip Road
- Contamination free



**Paul Tierney**  
0401145028

**Colliers - ADELAIDE**  
Level 9, 121 King William Street,  
Adelaide SA 5000



**Henry Treloar**  
0412 404 426

**Leedwell Property - Adelaide**  
**(RLA 222531)**  
136 Greenhill Rd, Unley SA 5061



**Jon Nitschke**  
0407 904 660

**CBRE - South Australia (RLA 208125)**  
Level 5, 151 Pirie Street, Adelaide  
SA 5000



**Blake Walker**  
0408219007

**Walker Corporation - Sydney**  
GPO BOX 4073, Sydney NSW  
2000