



## Prime Baile Road Corner Exposure - Office Warehouse

Industrial/Warehouse • Offices

1 Craft Street (Lot 458), Canning Vale, WA 6155

**Floor Area:** 2,040 m<sup>2</sup>

**Land Area:** 3073.00 m<sup>2</sup> (approx)

**Leased**

Leased: Tue 03-Jan-17

### Property Description

This soon to be brand new office warehouse has a unique modern design with all the features of a quality industrial facility. Situated on a prime corner location on Baile Road, this facility is constructed with concrete floors and footings, concrete tilt panels with steel frames, metal clad roof and facade texture finish.

#### Improvements:

- > Office – 277sqm
- > Warehouse – 1,695sqm
- > Amenities – 68sqm
- > Total (approx) – 2,040sqm
- > Land Area – 3,073sqm

#### Building Features:

- > 25 Car bays
- > 3 x High, wide roller door access
- > Ground and first floor amenities
- > Prime exposure to Baile Road, with secondary access to Craft Street
- > Suitable for Logistics Operations or Wholesaler

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### Additional Details

#### Tenure Type

Vacant Possession

#### Car Spaces

25

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