



# Workshop with Gantry Crane & Huge Hardstand Area

Leased

Leased: Thu 11-Feb-21

Industrial/Warehouse

173 Mulgul Road, Malaga, WA 6090

**Floor Area:**

1,900 m<sup>2</sup>



## Property Description

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- **250 AMP Power Supply**
- **5 Tonne Gantry Crane**
- **Huge Secured Hardstand Area**

JLL as exclusive agents are pleased to present For Lease 173 Mulgul Rd, Malaga. A rare office/workshop facility with significant concrete hardstand and 5 tonne gantry crane located within the core northern industrial sub-market of Malaga.

### Property Features:

- Workshop: 1,500sqm\*
- Office & Amenities: 400sqm\*
- Hardstand: 1,600sqm\*
- Total Floor Area: 1,900sqm\*

### Workshop: 1,900sqm\*

- One (1) x 5 Tonne Gantry Crane Installed
- Five (5) x Roller Doors
- Upgraded 3-Phase Power Supply – 250 Amps
- Reticulated 3-Phase Power Outlets
- Canopies over roller doors for all-weather loading & unloading
- Additional Load Bearing Mezzanine
- Staff Lunch Room & Kitchenette

### Office: 400sqm\*

- Professional two level air-conditioned offices
- Reception, Board Rooms, Open Plan & Private Offices
- Shower, Lunchroom & Kitchenette amenities

### External Features

- 1,600sqm\* exclusive secured concrete hardstand / yard
- Corner Location with excellent exposure & signage possibilities
- Dual access points
- Recently repainted exterior
- Landscaped gardens...

## Additional Details

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**Building**  
Whole

**Tenure Type**  
Vacant Possession

173 Mulgul Road, Malaga, WA 6090



**Ross Palframan**  
0421 748 874

**Brett Mathanda**  
+61 433 022 907

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JLL - Perth

Level 29, 152-158 St Georges Terrace, Perth WA 6000