



## PRICE REDUCED ACCESSIBLE, HIGH POWERED WAREHOUSE - BRILLIANT INCENTIVES ...

Industrial/Warehouse • Offices

29 Mordaunt Circuit, Canning Vale, WA 6155

**Floor Area:** 900 m<sup>2</sup>

**Land Area:** 1319.00 m<sup>2</sup> (approx)

**Leased**

Leased: Wed 27-Jun-18

### Property Description

The improvements include a modern purpose built office, warehouse and factory facility built in 2008. The facility incorporates an office component of 242 sqm and a warehouse of 658 sqm.

The two level offices have been constructed utilising concrete footings and floors, tilt slab concrete walls and metal roof. The façade includes commercial grade aluminium windows and entry. Internal walls consist of a combination of tilt up concrete and stud frame with some office partitioning. Ceilings suspended "T" bar with recessed fluorescent lighting. The office incorporates reverse cycle air conditioning.

The warehouse and factory are attached to the rear of the office and constructed of concrete footings and floors, concrete tilt slab walls and steel trusses with z purlins and corrugated metal cladding. The warehouse is accessed via two roller shutter doors and features a clear span of 7.5 metres, mercury vapour lighting and 150 amps of power supply.

Approximately nine car parking bays are provided at the front of the building and there is room for the external storage of sea containers. The front of the premises has landscaped gardens and access is gained via two, separate ...

### Additional Details

**Tenure Type**      **Car Spaces**  
Vacant Possession    9

**Zoning**  
Other



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