



## ALL THE EXTRAS IN WANGARA

Industrial/Warehouse • Offices

57 Competition Way, Wangara, WA 6065

**Floor Area:** 1,517 m<sup>2</sup>

### Property Description

- **3 Roller Door Entries**
- **2 Cranes, 9 Tonne and 15 Tonne**
- **Drive Through Access to Rear**

This spacious industrial property is located within Enterprise Park in Wangara. The building is situated on the corner of Competition Way with a commanding street frontage to Ocean Reef Road and is located approximately 20 kilometers north of Perth CBD.

This modern industrial building has an area of approx. 1,517sqm. The ground floor warehouse area of approx. 1159sqm boasts 2 x super cranes (9Tonne and 15Tonne) that are fixed to the high trusses with recessed lighting. There are 3 x separate roller door entries that can be accessed via the large fully secured carpark entrances to the property.

The two-level office spaces located in the building are flooded by natural light due to the expansive floor to ceiling windows and can be accessed via the large central staircase. With a total floor space of approx. 358sqm, there is ample individual office/meeting rooms, independent kitchen and his and her bathrooms.

The building has 2 x secured carpark areas, with approx. 23 car bays located off Competition Way and an additional 4 x additional car bays at the front of the building.

**Leased**

Leased: Thu 18-Feb-21

### Additional Details

**Car Spaces**

23



**Daniel Sanzone**

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**WA Commercial Real Estate -  
OSBORNE PARK**

Level 1, 465 Scarborough Beach  
Road, Osborne Park WA 6017

