



## Newly Refurbished Functionality & Accessibility Office/Warehouse

Industrial/Warehouse • Other

8 MacAdam Place, Balcatta, WA 6021

**Floor Area:** 1,880 m<sup>2</sup>

### Property Description

- **Dual Driveway Access**
- **Multiple Roller Door Access**
- **Owner will Consider Tenants Refurbishmen**

Would suit many uses such as Office/Warehouse, Food Production and Recreational

- \* Land - 3,031sqm
- \* Office - 166sqm
- \* Warehouse - 1,550sqm
- \* Canopy - 140sqm
- \* Concrete Mezzanine - 166sqm
- \* Roller door access from street and multiple side door access
- \* Secure side area with heavy gate
- \* 37 Marked bays
- \* 200amp 3 Phase Power
- \* Warehouse evaporative air-conditioned
- \* Painted internal walls in warehouse
- \* New office area
- \* New landscaping/lawn

#### Location

Situated on the northern side of Balcatta Road, 50m from Balcatta Road within the Garden Industrial Estate of Balcatta and approx 11kms from Perth CBD. The location is readily accessed via the Mitchell Freeway both north and south ...

### Leased

Leased: Wed 14-Nov-18

### Additional Details

<b>Building</b>	<b>Car Spaces</b>
Whole	37
<b>Outgoings</b>	
\$44285	



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