



## To Be Constructed - Brand New Office Warehouse

Industrial/Warehouse • Land/Development

W/House A, 113-117 Bedford Street, Gillman, SA 5013

**Floor Area:** 4,110 m<sup>2</sup>

**Land Area:** 1.50ha (3.71 acres)  
(approx)

**Leased**

Leased: Tue 13-Mar-18

### Property Description

- **Brand New Warehouses**
- **Environmentally Sustainable Design**
- **Great Incentives to be Offered**

The site is located adjacent to the Port River Expressway, providing excellent access to major arterial roads and all regions of metro Adelaide and regional SA.

Brand new, to be constructed office warehouse accommodation of the highest quality, with large areas for loading, including at grade doors and recessed docks.

113-117 Bedford Street is approximately 1.5 hectares of industrial land. The building design is currently in front of the Council for approval and construction is likely to commence in the near future.

Zoned 'General Industrial 2' permitting general industries, light industries and associated activities.

Construction design will include a number of features that will reduce outgoings related to electricity, water & maintenance costs as well as providing an environment that contributes to improve worker health & safety and minimises its environmental impact.

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### Additional Details

**Municipality**  
Port Adelaide  
Enfield



**Henry Treloar**

0412 404 426

**Steve Smith**

0410 532 022

Leedwell Property - Adelaide (RLA 222531)

136 Greenhill Rd, Unley SA 5061