

PROPOSED INDUSTRIAL UNITS

YANKALILLA ROAD, YANKALILLA

- 14 INDUSTRIAL UNITS
Flexible spaces for a range of business uses
- PRIME LOCATION
High exposure site on Yankalilla Road
- WELL DESIGNED
Functional layout with landscaping & access



A rare opportunity to secure a council approved commercial development site in the heart of Yankalilla and the Fleurieu Peninsula.

KEY HIGHLIGHTS

- Council Approved Development
- Flexible Development Options
- High Exposure Location
- Services Available
- Potential Future Subdivision (STCC)
- Strong Demand for Trade & Storage
- Gateway to the Fleurieu Peninsula

THE OPPORTUNITY

The council approved development provides the flexibility



1a Bartlett Place, YANKALILLA, SA 5203

Council Approved Industrial Development Opportunity

Opportunities of this scale, flexibility and readiness are becoming increasingly difficult to secure on the Fleurieu Peninsula.

With Development Approval already in place, 1A Bartlett Place, Yankalilla presents an outstanding opportunity for developers, investors and owner-occupiers to capitalise on the growing demand for industrial and commercial space throughout the Southern Fleurieu region.

Positioned within Yankalilla's established commercial precinct and framed by picturesque rural surrounds, this substantial landholding offers the rare combination of immediate development potential and long-term upside.

The approved Community Title development provides for seven allotments together with modern industrial warehouse concepts designed to accommodate a broad range of commercial, trade, storage and light industrial uses. Significant planning and approval work has already been completed, allowing the next owner to focus on delivery rather than navigating lengthy approval processes.

TYPE: For Sale

INTERNET ID: 300P197937

SALE DETAILS

\$1,599,000

CONTACT DETAILS

Normanville
91 Main Road
Normanville, SA
08 8598 6100

Luke Hutt
0418 815 049

As the commercial hub servicing Normanville, Carrickalinga, Second Valley, Cape Jervis and surrounding districts, Yankalilla continues to experience population growth, increased business activity and strong demand for quality industrial and commercial space.

The location is further enhanced by its excellent connectivity to key regional and metropolitan centres. The property is situated approximately 20 minutes from the Main South Road duplication and Seaford transport corridor, providing efficient access to Adelaide, while Victor Harbor, one of South Australia's largest regional centres, is located just 25 minutes away. This strategic position places the development within easy reach of major population centres, tourism destinations, agricultural enterprises and growing regional business communities.

Importantly, the approved development offers exceptional flexibility. Purchasers may choose to realise value through the sale of individual allotments, undertake staged development as demand arises, construct and retain industrial premises for ongoing income, or complete the project in its entirety. Subject to all necessary approvals, future opportunities may also exist to further enhance value through the subdivision of individual allotments and premises.

The ultimate direction of the project remains open to the next owner, providing the flexibility to adapt to changing market conditions and individual investment objectives.

While the property is offered as a whole, parties with an interest in specific stages, allotments or development opportunities are encouraged to contact the selling agents to discuss available options.

KEY FEATURES

- Council Approved Industrial Development
- Approved Community Title Division Creating Seven Allotments
- Significant Planning and Development Work Already Completed
- Flexible Staged Development Opportunities
- Potential Future Value-Add Opportunities (STCC)
- Strong Regional Demand for Industrial & Commercial Space
- Approximately 20 Minutes to the Seaford Transport Corridor and Main South Road Duplication
- Approximately 25 Minutes to Victor Harbor
- Strategic Southern Fleurieu Location
- Attractive Rural Outlook Rarely Found in Industrial Developments

- Multiple Exit and Investment Strategies Available

Whether your objective is to develop and sell, retain and lease, stage the project over time or create a long-term commercial asset, 1A Bartlett Place offers a rare opportunity to secure a development-ready site with genuine flexibility and future upside.

For further information and copies of the approved plans, contact Luke Hutt and the team at Elders Normanville today.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 1.14 hectares
- Commercial Type:
- Zoning: Employment


