



9 Theen Avenue, WILLASTON, SA 5118

Modern Warehouse with First-Class Office Facility

This high-quality industrial complex offers exceptional functionality and presentation, featuring a two-level office of 240sqm* and a well-designed warehouse with excellent access and clearance.

An outstanding opportunity for owner-occupiers and investors to acquire a rarely offered asset of this calibre, suitable for a wide range of industrial, trade, or logistics operations, in a tightly held and highly sought-after growth precinct of Gawler.

Key Features:

- 1953sqm* total site area with 750sqm* concrete hardstand area
- 735sqm* building area
- Modern two-level office with quality built-in desks, cabinetry and storage, r/c air conditioning, NBN connectivity, and extensive data cabling throughout
- Upstairs office with open-plan work area and separate bathroom and kitchen, plus a light-filled manager's office overlooking Theen Park and the Willaston Football Oval

TYPE: For Sale

INTERNET ID: 80P4749

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

Elders Real Estate Gawler

37 Murray Street

GAWLER, SA

08 8522 1988

RLA: 64256

Jackson Dare

0423 771 611

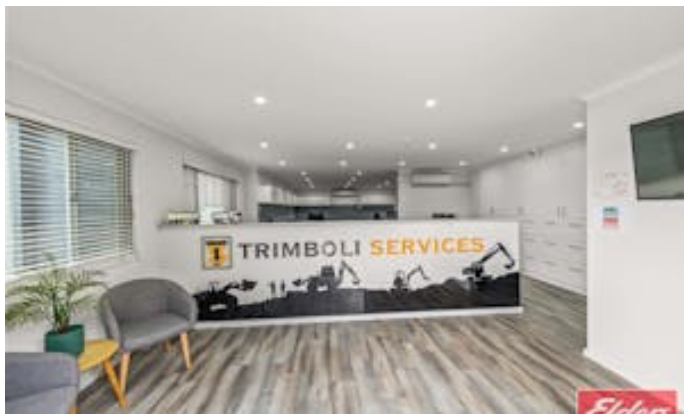
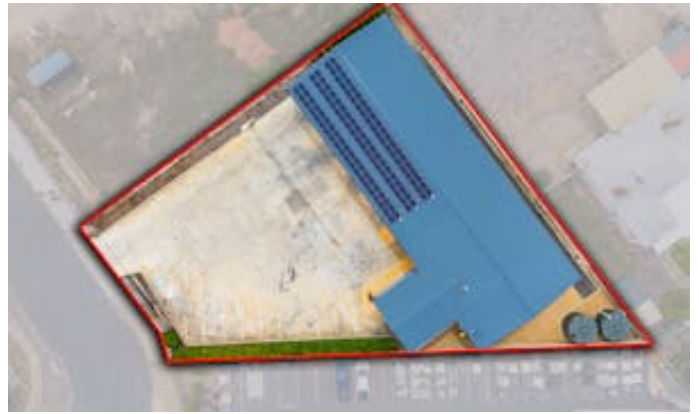
- Comprehensive security, including security lighting, alarm system, and camera surveillance
- Four high-clearance roller doors (approx. 3.3m x 4.5m) providing excellent access
- 6.5m maximum internal clearance at warehouse apex
- Rear roller door access to additional yard space
- High-capacity 20 kW* solar system (60 panels) with a 3-phase 15 kW Fronius inverter
- 3-phase power
- 75sqm Canopy
- Electric automated front gate securing the site
- 10 on-site car parks, with capacity to add more
- Zoning: Strategic Employment (SE)
- 2 x 24,000L rainwater tanks
- Easy access to Sturt Highway and Northern Expressway to Adelaide

For further information contact Jackson Dare 0423 771 611

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

*approximately

- Land Area 1,953.00 square metre
- Commercial Type:
- Building Area: 735.00 square metres

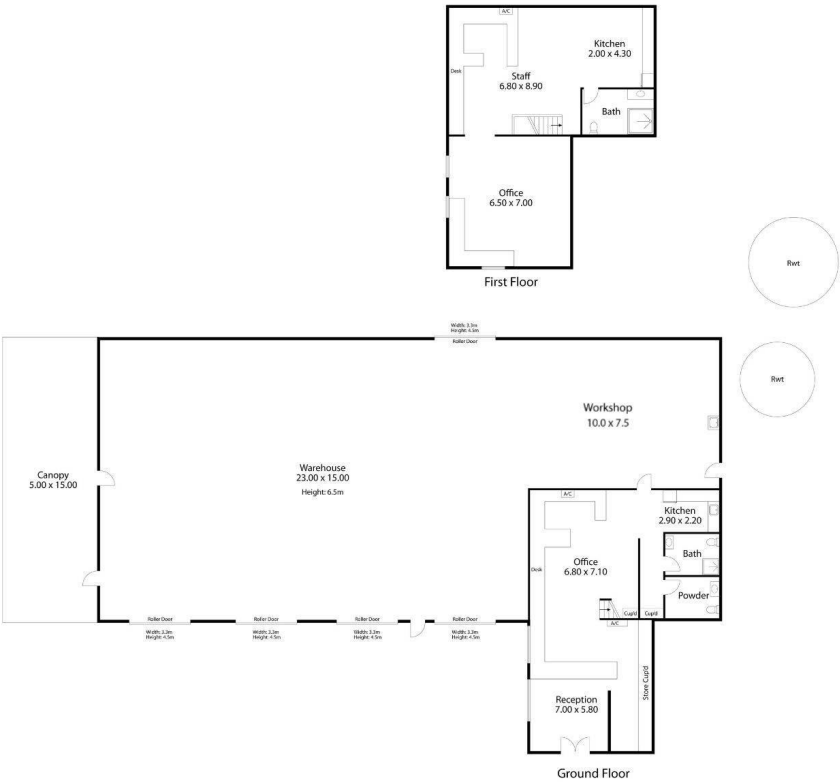








9 Theen Avenue,
WILLASTON



Ground Floor:	540.00SQ.M
First Floor:	120.00SQ.M
Canopy:	75.00SQ.M
Total:	735.00SQ.M



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.