



15 Kellys Road, WILLASTON, SA 5118

Modern Industrial Investment

Two modern warehouse facilities with additional canopy areas set on the high side of Kellys Road overlooking the Willaston Football Oval.

Offering excellent flexibility, the property will appeal to investors seeking to lease each warehouse separately to maximise returns, as well as owner-occupiers looking to operate from one warehouse while leasing the other.

Exceptionally rare opportunity to purchase an industrial asset of this quality in the fast growing Gawler region.

Key features:

- 1597sqm site area
- Warehouse 1: 252sqm* plus 85sqm* secure canopy area and boundary side yard
- Warehouse 2: 228sqm* plus 165sqm* secure canopy area
- Modern and professional office areas plus kitchen/bathroom

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 80P4781

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

- Additional 1st level air-conditioned office and mezzanine area to Unit 1
- 3-phase power and NBN available
- High clearance 4.5m roller doors to front and side
- Fully fenced and secure site with 10 car parks
- High profile and visibility to Willaston Football Oval
- Excellent access to Sturt Highway and Northern Expressway to Adelaide.

For further information contact Jackson Dare 0423 771 611.

Ready to make an offer? Head to eldersgawler.com.au, select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

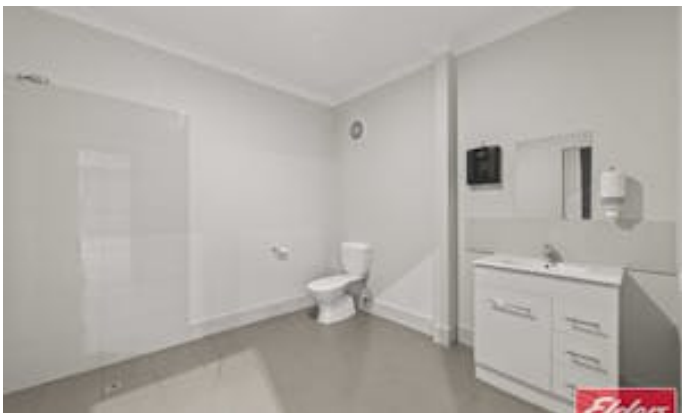
All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

*approximately

- Land Area 1,597.00 square metre
- Commercial Type:
- Building Area: 766.00 square metres

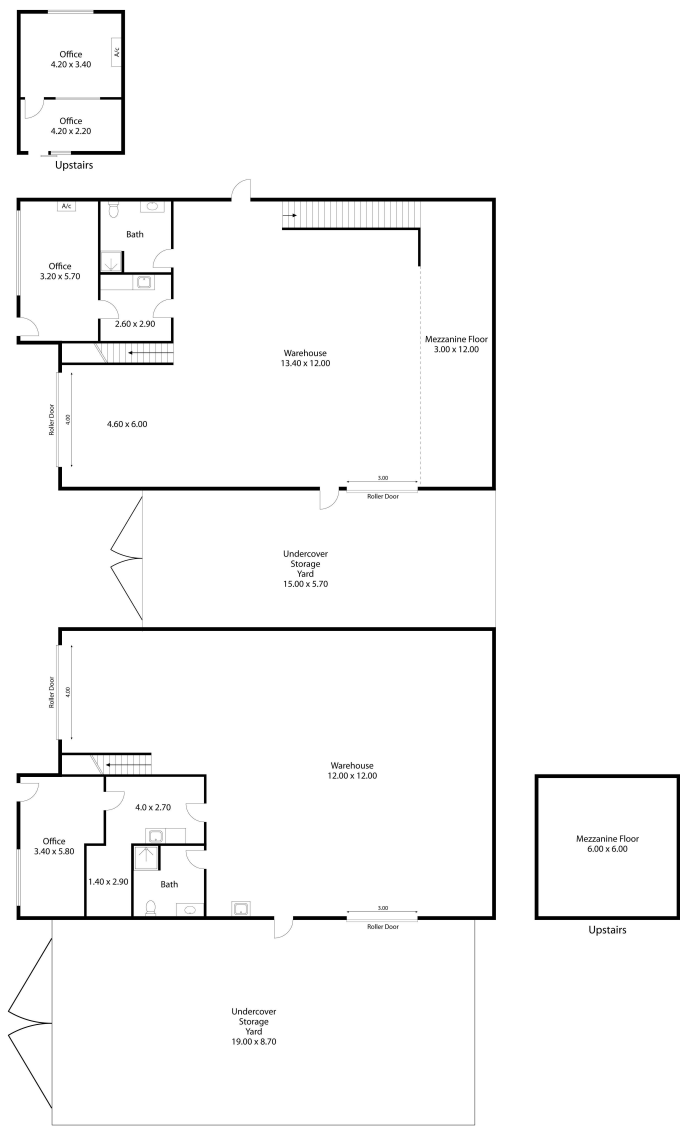








15A Kellys Road,
WILLASTON



Downstairs:	456.00SQ.M
Upstairs:	60.00SQ.M
Storage Yard:	250.00SQ.M
TOTAL:	766.00SQ.M

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