

## 32/8-18 Santo Parade, PORT ADELAIDE, SA 5015

### 1837 Business Park - Brand New Premium Warehouse

Position your business or investment portfolio for success in the highly sought-after 1837 Business Park, a premier destination offering exceptional exposure and a state-of-the-art warehouse and office complex.

Thoughtfully designed for functionality and flexibility, the property combines a high-clearance warehouse with three levels of modern office accommodation - ideal for a wide range of commercial uses.

With construction complete and ready for occupation, this is your chance to secure a turn-key asset without the wait.

#### Features:

- Brand new warehouse with office complex over 3 levels
- 284 sqm\* of building area
- High clearance roller door

**TYPE:** For Sale

**INTERNET ID:** 80P4894

#### SALE DETAILS

**\$990,000 to \$1,089,000  
plus GST**

#### CONTACT DETAILS

**Elders Real Estate Gawler**  
37 Murray Street  
GAWLER, SA  
08 8522 1988  
RLA: 64256

**Jackson Dare**  
0423 771 611

- Internal clearance of 11.5m\*
- Excellent access and high exposure to Port River Expressway
- 3-phase power with 100amps supply

For further details please contact - Jackson Dare 0423 771 611.

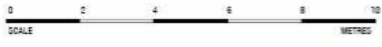
All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries. Some images are for illustrative purposes only.

\*approximately

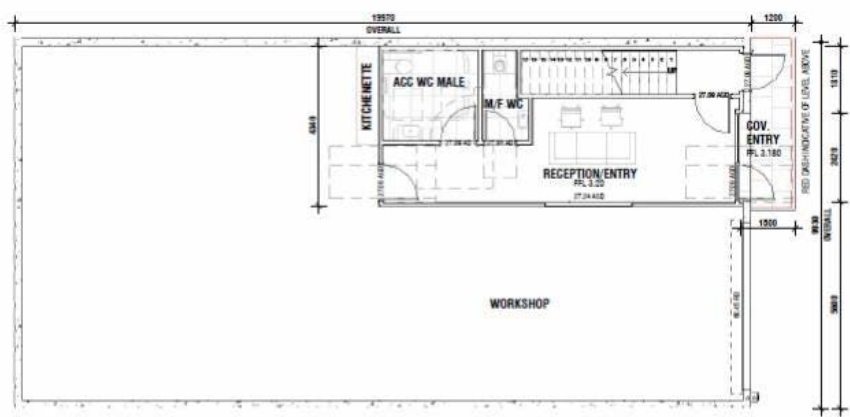
- Commercial Type:
- Building Area: 284.00 square metres



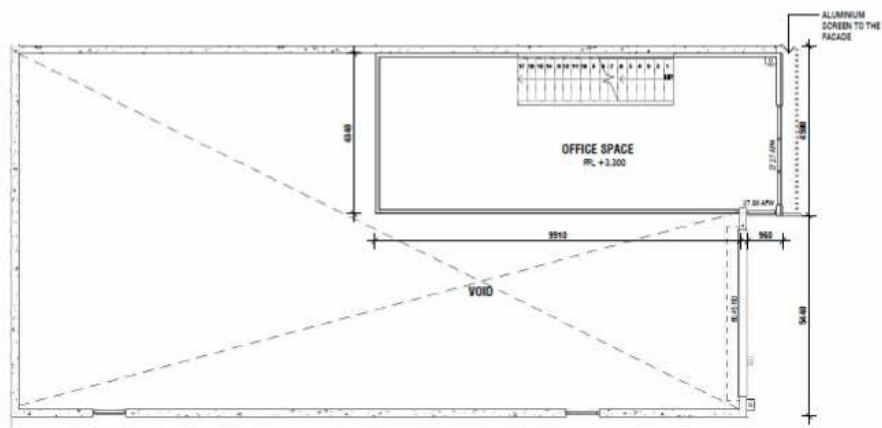




TYPE 1 (1-9)



GROUND FLOOR PLAN  
SCALE: 1:100



FIRST & SECOND FLOOR PLAN  
SCALE: 1:100