



## 11 Orchard Crescent, SPREYTON, TAS 7310

### Brand New Storage Units

Elders Commercial is delighted to offer a rare opportunity to purchase two brand new concrete tilt panel industrial storage units in Spreyton. Ideally sized for owner occupiers, one unit has already been sold off the plan, and the final two are now available for sale.

**TYPE:** For Sale  
**INTERNET ID:** SU114257  
**SALE DETAILS**

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.



Located just off Kelcey Tier Road, the available units form part of a larger strata Titled light industrial development comprising a total of 3 units and 1 workshop/office facility in an area that provides excellent connectivity to key transportation infrastructure along with a good mix of established and emerging businesses.

Each unit provides:

- Gross Building area 197.2 sqm\* & 198.8\* sqm
- Dual roller doors
- DDA compliant amenities
- Galley style sink/kitchenette unit
- Front and rear glazed PA doors, high bay window
- Two allocated car parks per unit
- Rear fenced yard, with tap, power point and drainage
- Single phase power
- Lot 2 - 300.6 sqm\*\*, Lot 3 - 307.6 sqm\*\*

Designed for operational efficiency, the units offer excellent vehicle access and maneuverability and provide a peace of mind for the storage of goods via their concrete tilt panel construction, making them ideal for a wide range of light industrial uses.

The units are offered for sale by Private Treaty at \$515,000 + GST per unit.

Please contact Elders Commercial today to arrange an inspection or obtain further information.

\*Approximately

\*\*Subject to issue of strata titles by LTO

- Commercial Type:
- Building Area: 397.00 square metres
- Zoning: Light Industrial

**\$515,000 + GST per unit**

#### **CONTACT DETAILS**

**SURGA Devonport**

4 Stewart Street  
DEVONPORT, TAS  
03 6424 3568

**Clinton O'Keefe**

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