



## WAREHOUSE/ SHOWROOM/ STORAGE/ OFFICE

Located on the northern (city bound) side of Port Rd with no set back and fantastic frontage exposure to over 43,000 cars passing the site every day (estimate DPTi, 2019), makes this an iconic Port Road site. Enjoy the success of the effective signage exposure the site provides.

Features to the property include:

- Warehouse of 236 sqm\* with roller door access, a recent 3 phase increased amp power upgrade, additional sinks installed and new foil insulation lining on the ceilings.
- 102.50 sqm\* of Showroom/ Office with brand new ducted evaporative air-conditioning system and isolated split system in the front reception and waiting area.
- 35.4 sqm\* of mezzanine for extra tucked away storage.
- A hardwired multi-camera security system with remote accessibility (included in sale), roller shutters and front security fence/ gate.
- Updated kitchen / lunch-room with floating floors and ample bench and cupboard space.
- Freshly renovated male and female bathrooms with modern floor and

<b>Price</b>	\$39,000 p.a + Outgoings + GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	1979
<b>Office Area</b>	102 m2
<b>Warehouse Area</b>	236 m2

### Agent Details

Nick Mastrangelo - 0401 790 753

### Office Details

Adelaide  
Unit 4/ 60 West Terrace, Adelaide  
SA 5000 Australia  
08 8212 0140



MASTRACORP  
REAL ESTATE

wall tiles.

- Estimated Outgoings of \$5,281.10 (Council \$2,530.80 p. a, SA Water \$150.00 p.q + Usage, ESL \$450.30 p. a, Insurance \$1,700 p.a)

\*approx.

Inspection A Must!

If you have any questions or would like to inspect, please do not hesitate to contact Nicolas on 0401 790 753, Pasquale on 0409 465 863 or the Mastracorp Landline on 08 8212 0140.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*