



## LARGE FREEHOLD INDUSTRIAL SITE | REDEVELOP, OCCUPY OR INVEST

Industrial/Warehouse

7 Durham Road, Bayswater, WA 6053

**Floor Area:** 1,200 m<sup>2</sup>

**Land Area:** 2384.00 m<sup>2</sup> (approx)

**For Sale**

Offers To Purchase

### Property Description

- **2,384 sqm\* 'General Industry' Zoned Site**
- **Holding Income**
- **Future Redevelopment Potential**

Colliers as exclusive selling agents are pleased to offer 7 Durham Road, Bayswater WA to the market For Sale.

This is an outstanding opportunity to secure an extremely well-positioned freehold industrial site with future redevelopment potential in the 'General Industry' zoned precinct of Bayswater.

The site has immediate access to Railway Parade, Collier Road, Guildford Road and Tonkin Highway providing direct links to Perth Domestic and International Airports, Reid Highway and the Great Eastern Highway. From Bayswater, you can be in the Perth CBD and Kewdale Freight Terminal in under 15 minutes\* and Fremantle Port in 30 minutes\*.

#### PROPERTY FEATURES:

- Large regular shaped freehold site of 2,384 sqm\*
- Five (5) industrial units totalling 1,200 sqm\* of improvements
- Units 1, 2 & 3 are leased totalling 720 sqm\*
- Units 4 & 5 are vacant totalling 480 sqm\*
- Holding income
- Future redevelopment potential...



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