



HENDERSON OPPORTUNITY

Industrial/Warehouse

28 Sparks Road, Henderson, WA 6166

Floor Area: 720 m²

Land Area: 3067.00 m² (approx)

For Sale

Contact Agent

For Sale

Property Description

The Leasing Co proudly presents an opportunity to secure this property located in the Australian Marine Complex (AMC), Henderson.

Henderson is predominately occupied by marine related suppliers, fabrication companies, oil & gas suppliers, and Defence.

The property is being sold with a lease in place providing an opportunity for an owner occupier or investor to buy a site that will provide strong cash flow at well below replacement cost. The existing tenant is a long-term occupier.

Key features & investment highlights:

Features include:

- 3,067m² site - 35m x 84m (approx)
- 720m² Workshop - 25m x 30m (approx)
- 180m² mezzanine
- High clear span trusses - 11m max (approx)
- Huge 9m door height (approx)
- Four Huge 5.5m wide x 8m high access sliding doors (approx)
- Allows for 12m x 9m door opening...



Sheryl Swarbrick

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The Leasing Co - Claremont

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