



# YOUR NORTHERN GATEWAY

Land/Development • Industrial/Warehouse

Muchea Industrial Park, 809 Great Northern Highway, Muchea, WA 6501

**Floor Area:**

10000.0 m<sup>2</sup> - 300000.0 m<sup>2</sup>

**Land Area:**

21.78ha (53.82 acres) (approx)

For Sale

Contact Agents  
For Sale



## Property Description

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- Lots ranging from 10,000sqm to 30ha
- Fully Serviced
- General Industry zoning

LOTS STARTING FROM \$150/SQM

Muceha Industrial Park is the largest new industrial estate in Perth's north eastern freight corridor - a strategic location offering a competitive advantage for mining, oil & gas, agriculture and logistics businesses servicing regional WA.

The estate benefits from unprecedented access, situated at the interchange of NorthLink WA's key arterial connectors - Brand Highway, Great Northern Highway and the newly extended Tonkin Highway. All lots benefit from unparalleled transport infrastructure, including the newly constructed Muceha Road Train Assembly Area and access for 53m (RAV-10) triple road trains upon completion of the Great Northern Highway upgrade.

Already fronting the existing High Wide Load corridor, the \$1.02B NorthLink WA highway project gains direct exposure for Muceha Industrial Park to some 50% of Perth's passing road freight, equating to in excess of 14 million tonnes per annum\*.

### KEY FEATURES:

- Large lots for sale, or custom built facilities for lease
- Zoned 'General Industry' for 24/7 operations
- Adjacent to the Muceha Road Train Assembly Area
- Fronting RAV-7 High Wide Load truck corridor
- Future 53m (RAV-10) triple road train access to each lot
- Flexibility of lot boundaries and dual access available
- Power / reticulated water services (gas on application)
- Join BP's largest regional truck stop in WA
- 50% of Perth's in/outbound road freight passing\*
- 30min to Airport & Kewdale/Welshpool\* | 1hr to Fremantle Port\*...

## Additional Details

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### Tenure Type

Vacant Possession

Muceha Industrial Park, 809 Great Northern Highway, Muceha, WA 6501



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