

Royal Park, 1164 Old Port Road and 26 Dixon Street

Outstanding Industrial Infill Development Opportunity

LJ Hooker Commercial Adelaide is proud to present to the market, 1164 Old Port Road and 26 Dixon Street, Royal Park for sale via Expressions of Interest Campaign ending Tuesday 15th October 2024 at 4:00 p.m.

Seize the chance to secure a premium industrial development site in Adelaide's northwestern suburbs. Offering 7,162 sqm of combined allotments over four Certificates of Title, this dual-street frontage site is perfect for modern industrial uses, with endless flexibility to suit a range of business and development opportunities.

Royal Park a well-established industrial area, surrounded by growing businesses in logistics, warehousing, automotive services, and light manufacturing. Just minutes from Port Adelaide, a key hub for imports and exports, the location provides easy access to the port and major freight routes. Situated near key transport corridors including Port Road,



For Sale
Please Call

Building Area
2,144sqm

Contact
Mario Bonomi
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mario.bonomi@ljhcommercialadelaide.com.au

Mark Tettis
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Adelaide
(08) 8232 8844

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Tapleys Hill Road, and the North-South Motorway, ensuring seamless connections to Adelaide's CBD, airport, and outer metropolitan regions.

With substantial land, dual street frontages, and flexible zoning, 1164 Old Port Road and 26 Dixon Street offer the perfect blank canvas for a bespoke industrial development. Whether you're looking to create a state-of-the-art distribution center, expand your manufacturing facilities, or develop multi-use industrial complexes, this site has the size and scale to bring your vision to life.

Key Selling Points:

- *Four Certificates of Title
- *Land area 7,162 sqm*
- *Dual Street frontages
- *Range of existing buildings
- *Substantial development potential
- *18,000* cars passing daily
- *Zoned Employment
- *Offered with Vacant Possession
- *Zero Stamp Duty in South Australia

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For further information contact Mark Tettis 0433 139 892 or Mario Bonomi 0412 080 993.

*Approximate.

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 231015

More About this Property

Property ID	8AEH94
Property Type	Land/Development
Building Area	2144 m ²
Land Area	7162 m ²

Mario Bonomi 0412 080 993

Principal | mario.bonomi@ljhcommercialadelaide.com.au

Mark Tettis 0433 139 892

Sales & Leasing - Commercial | mark.tettis@ljhcommercialadelaide.com.au

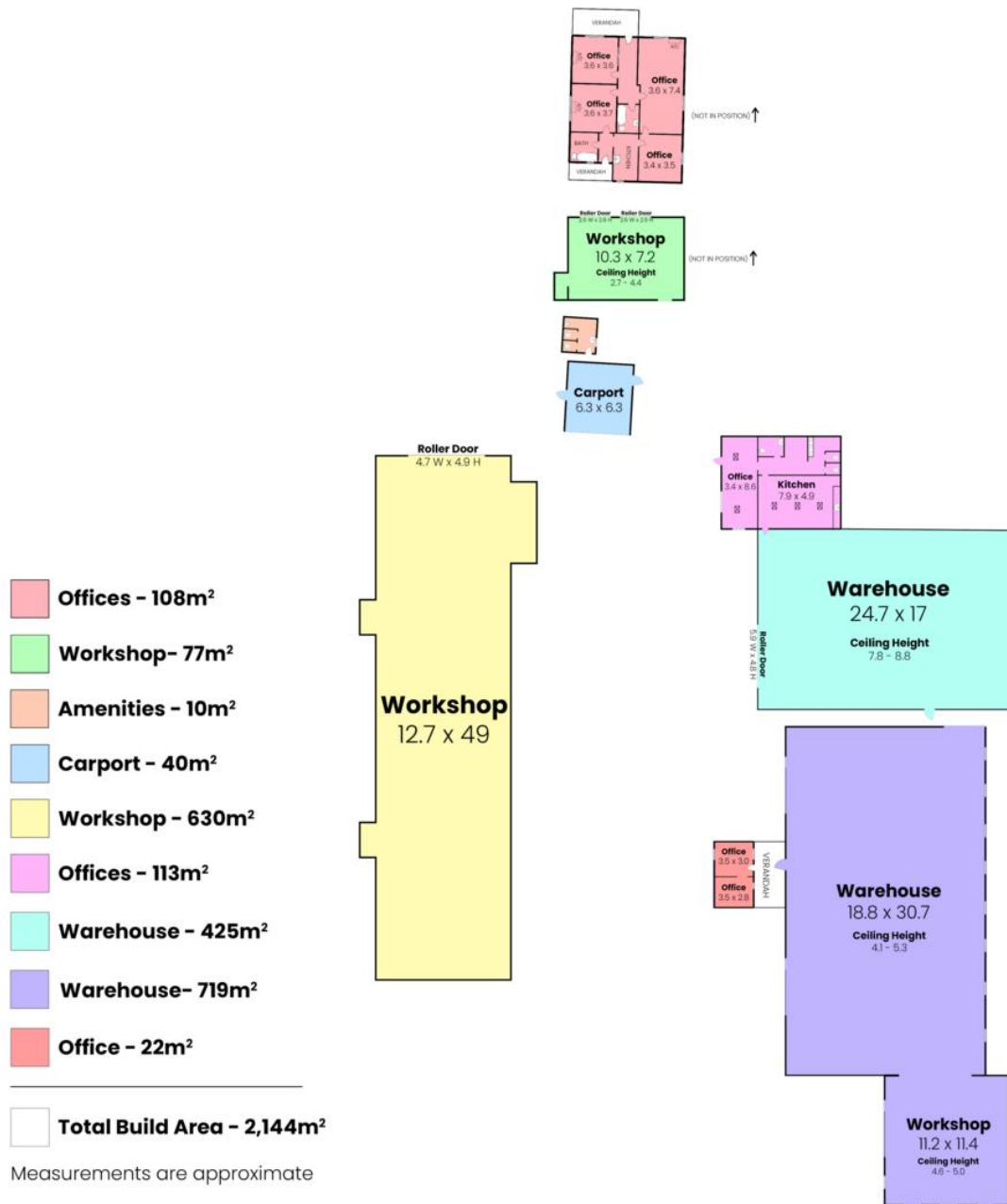
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LJ Hooker
Commercial Adelaide

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