

35 Wodonga Street, Beverley

Prime Industrial Opportunity in Beverley

LJ Hooker Commercial Adelaide is pleased to present 35 Wodonga Street, Beverley to the market for lease.

Situated within the tightly held Beverley industrial precinct, this functional property offers a flexible layout suitable for a range of industrial users.

Key features include:

- Gross building area of approximately 376 sqm*
- Site area of approximately 800 sqm*
- Dual warehouse/workshop configuration (with separate meters)
- phase power (approx. 100 amps)
- water separator installed (1,500L capacity)
- Internal drainage to rear workshop
- Ample on-site access and hardstand
- High clearance to rear workshop
- Bathroom and kitchen facilities to both workshops
- Strategic Employment zoning
- Secure fully fenced facility

The property is ideally positioned approximately 8 kilometres* from

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.

FOR LEASE
Contact Agent

BUILDING AREA
376sqm

AGENTS

Mark Tettis
0433 139 892
mark.tettis@ljhcommercialadelaide.com.au

Mario Bonomi
0412 080 993
mario.bonomi@ljhcommercialadelaide.com.au

AGENCY

Adelaide
(08) 8232 8844

the Adelaide CBD, with excellent connectivity to Port Road, South Road and surrounding arterial networks.

An excellent opportunity to secure a practical industrial facility in Adelaide's sought-after inner-west.

For further information or to arrange an inspection, please contact the exclusive leasing agents.

Mark Tettis 0433 139 892
Mario Bonomi 0412 080 993

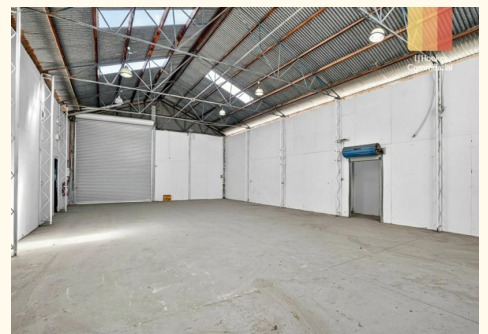
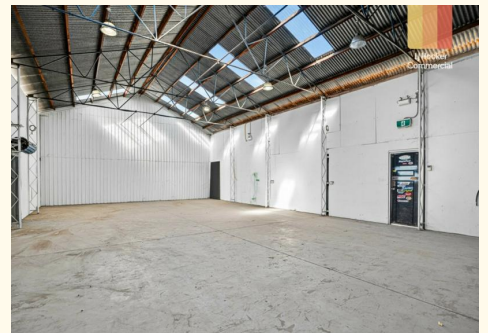
- Approx.
- * All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and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

MORE DETAILS

Property ID	8M8H94
Property Type	Industrial/Warehouse Showrooms/Bulky Goods Other
Building Area	376 m2
Land Area	800 m2

Mark Tettis 0433 139 892
Director - Commercial Sales & Leasing |
mark.tettis@ljhcommercialadelaide.com.au
Mario Bonomi 0412 080 993
Principal | mario.bonomi@ljhcommercialadelaide.com.au

Adelaide (08) 8232 8844
81 Flinders Street, ADELAIDE SA 5000
adelaide.ljhcommercial.com.au |
commercialadelaide@ljhcommercialadelaide.com.au





Offices: 20m²
Warehouses: 356m²
NET LETTABLE AREA: 376m²
Verandahs: 6m²



LJ Hooker
Commercial
Adelaide

35 Wodonga Street, Beverley, SA 5009

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.