



Burton, 29-33 Heaslip Road

A Grade Northern Industrial Facility

- * Develop, Value Add Opportunity with Rental Income.
- * Premium Location - Heart of Burton.
- * Access to all Major Routes.

LJ Hooker —Flinders Park are enthused to present to market for sale the A-Grade Northern Industrial Office/ Warehouse facility located at 29-33 Heaslip Road, Burton SA 5110

With a shortage of warehousing options, the property will suit an array of users (STCC) and is ideal for Investors and owner-occupiers alike or value add opportunists.

The property is perfectly positioned on Heaslip Road, Burton being 23.1 kilometres from the Adelaide CBD in the emerging northern industrial area which boasts proximity to major arterial roads and only metres to the Northern Connector



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.

SOLD

For Sale
Contact Agent

Building Area
3,050sqm

Contact
Fred Ettorre
0413 445 915
fred@ljhfp.com.au

LJ Hooker Flinders Park
(08) 8352 1155

Key property highlights are below:

- * 3,050 sqm (approx) of existing warehousing
- * Site area totaling 1.21 Hectares (approx.)
- * Generous 4,624 sqm (approx.) of fully sealed concrete yard area
- * Office which consists of an open plan office area, with a number of individual offices, amenities, first aid room & large staff lunchroom
- * Large boardroom with amenities
- * The site has convenient B-double & Road Train drive-through access, providing ample loading/unloading capabilities
- * High internal clearance with Rapid open roller door, multiple sliding security doors and remote access.
- * Generous on-site car parking
- * Zoned Strategic Employment within the City of Salisbury.
- * Offered with a Development Approval for a further 3,500 sqm (approx.) additional warehouse to be constructed for the astute developer.

For more information or to arrange an inspection by appointment only, please contact the exclusive listing agent Fred Ettorre.

More About this Property

Property ID	HFTH67
Property Type	Industrial/Warehouse
Building Area	3050 m2
Land Area	1.21 ha

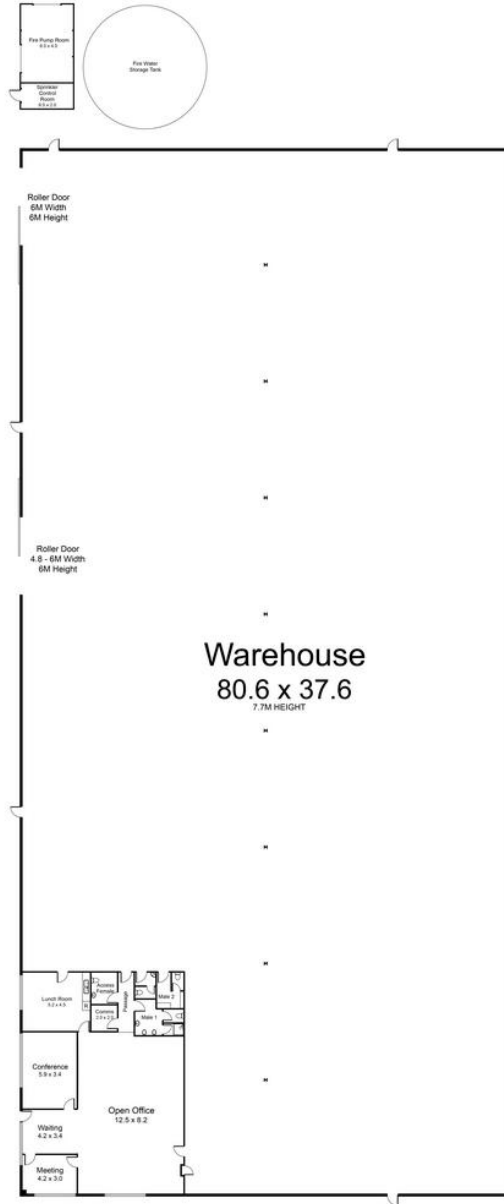
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3063m²
TOTAL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

