







3/15 Cook Street, Busselton

Versatile Industrial Warehouse in Prime Busselton Location

Positioned within Busselton's highly sought-after Cook Street industrial precinct, this quality industrial property presents an outstanding leasing opportunity. Featuring a versatile open-span warehouse, excellent access, and recent upgrades, the property offers a clean and functional space suited to a broad range of trade, warehousing, storage, and light industrial operations.

Recently enhanced with external re-cladding, the building delivers improved durability and presentation while maintaining the flexibility required by modern industrial occupiers.

Property Features:

" 396m² total building area
- Clear open-span warehouse configuration with former cold storage infrastructure removed
- Recently re-clad exterior, providing a modern and professional appearance
- Three-phase power connected
- Multiple high-clearance roller doors measuring 4.8m wide x 3.5m high for efficient loading and vehicle access
- Concrete hardstand and driveway areas allowing easy

FOR LEASE
$52,000.00

BUILDING AREA
396sqm

AGENTS

Trevor Frusher
0417 177 211
trevor.frusher@ljhsouthwest.com.au

Tim O'Sullivan
0452 656 280
tim.osullivan@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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.

manoeuvring of vehicles and equipment
- Bathroom and kitchenette facilities
- Secure and private site with ample shared parking
- Light Industrial zoning

Industrial properties of this calibre in such a well-established location are rarely available. Combining functionality, accessibility, and a refreshed presentation, this property represents an excellent opportunity for businesses seeking quality industrial space within Busselton's thriving industrial hub.

MORE DETAILS

Property ID	1BBBHND
Property Type	Industrial/Warehouse
Building Area	396 m2
Outgoings	$11,800.00











Trevor Frusher 0417 177 211
Commercial Specialist | trevor.frusher@ljhsouthwest.com.au
Tim O'Sullivan 0452 656 280
Commercial Specialist | tim.osullivan@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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.