

90 Days Road, Croydon Park

## Refurbished Workshop Facility with Secure Yard

LJ Hooker Commercial Adelaide is pleased to present 90 Days Road, Croydon Park for lease.

This versatile, refurbished workshop/office facility is ideally suited to trade, automotive or service-based users seeking a functional space with secure yard and strong main road exposure.

Strategically located just off Regency Road and approximately 400 metres\* from the North-South Corridor, the property offers excellent connectivity to key arterial routes.

### Key Features:

- Refurbished workshop/office facility
- Secure site with new fencing and 5m\* electric gate
- Main road exposure
- Easy access to major transport routes
- Ample on-site car parking
- Office/workshop 346 sqm\*
- Excellent undercover accommodation
- Fully sealed site
- Available from 1 June 2026

### FOR LEASE

Contact Agent

### BUILDING AREA

558sqm

### AGENTS

Mark Tettis

0433 139 892

[mark.tettis@ljhcommercialadelaide.com.au](mailto:mark.tettis@ljhcommercialadelaide.com.au)

### AGENCY

Adelaide

(08) 8232 8844

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.

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Upgrades include:

- New electric rear roller door
- Main roller door to be electrified
- Floors cleaned and sealed with concrete coating
- Fresh paint throughout, including doors
- New electronic alarm system
- Option for additional office space
- New bitumen car park with line marking and wheel stops
- Fully bituminised rear yard area
- New security fencing with electric gate
- Partial roof sheet replacement
- External areas cleaned and repainted
- 13kW solar system with 14kWh battery (to be installed)

To arrange an inspection please contact:  
Mark Tettis —0433 139 892

RLA 231 015

- 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	8M6H94
Property Type	Industrial/Warehouse Medical/Consulting Offices
Building Area	558 m2
Land Area	804 m2
Outgoings	\$13,000.00

### Mark Tettis 0433 139 892

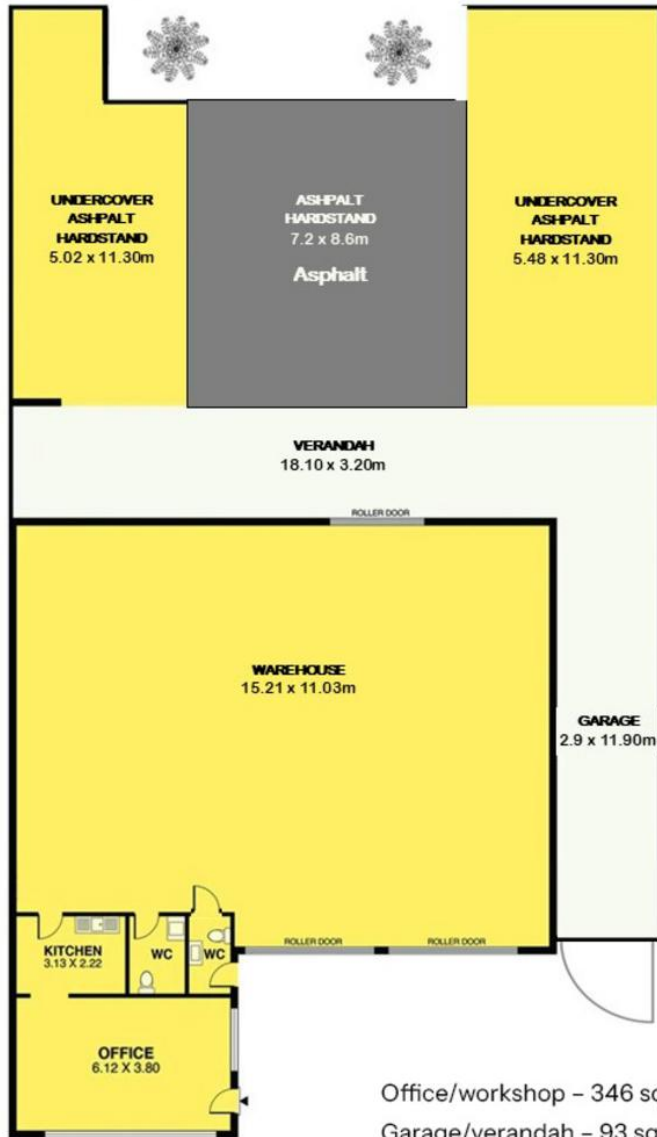
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### Adelaide (08) 8232 8844

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Office/workshop – 346 sqm\*  
Garage/verandah – 93 sqm\*  
Sealed storage areas – 119 sqm\*  
Total – 558 sqm\*

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