



## Dry Creek, 10 Henschke Street

### Prime Industrial Holding with Development Potential

LJ Hooker Commercial Adelaide are delighted to present 10 Henschke Street, Dry Creek to the market for Sale.

The property is located 12km\* north of the Adelaide CBD on an astounding 8,658 sqm\* parcel, with easy access to major transport routes. Containing two warehouses, office areas, and amenities, the property provides an exciting opportunity for occupiers, investors and developers alike.

#### Key Features:

- \*Total site area 8,658 sqm\*
- \*Gross Lettable Area 1,716 sqm\*
- \*74.96m\* frontage to Henschke Street
- \*Suited to a range of development outcomes (STCC)
- \*Zoned Strategic Employment - City of Port Adelaide Enfield

**For Sale**  
Contact Agent

**Building Area**  
1,716sqm

**Contact**  
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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.



- \*Water and Power Connected
- \*Low site coverage
- \*close proximity to major arterial routes and railway infrastructure including Port Wakefield Road, Grand Junction Road, and Cavan Road.
- \*Offered with Vacant Possession

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.

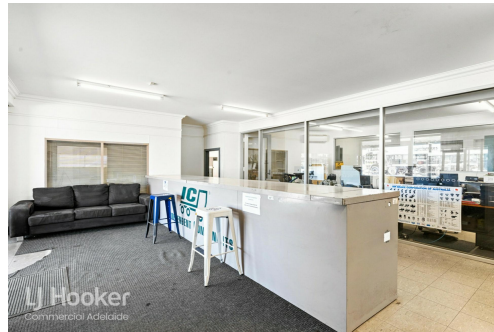
RLA 231 015

## More About this Property

Property ID	8BNH94
Property Type	Industrial/Warehouse
Building Area	1716 m2
Land Area	8658 m2

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ESTIMATED GROSS LETTABLE AREA

Warehouse 1	664 sq. metres
WH 1 Offices/Amenities	233 sq. metres
Warehouse 2	819 sq. metres
Transportable Offices	30 sq. metres

Total Gross L.A.	1,716 sq. metres
Site (approx.)	8,658 sq. metres
	0.86 Ha

Complies with the PCA Method of Measurement

0 10  
(Scale in metres)

