

## Edinburgh North, 14 Peachey Road

### Renovate and Occupy - Vacant Possession Office Warehouse Facility

LJ Hooker —Flinders Park are pleased to present 14 Peachey Road, Edinburgh North, this industrial facility to market for sale, vacant possession. Office Warehouse accommodation catering to a wide range of industrial uses, from service providers to bulky goods retail, training, manufacturing, storage and distribution, and e-commerce subject to a renovation and upgrade of building areas, (STCC)

Edinburgh North Business Park benefits from close proximity to the Elizabeth City Centre shopping precinct, TAFE SA, Barossa Fine Foods, Drakes Distribution Centre (SA) and the expansive Womma Road mixed use developments. Boasting connectivity to major transport infrastructure including Main North Road and the recently upgraded Northern Expressway.

Key Property Features include



**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.

**For Sale**  
Contact Agent

**Building Area**  
1,492sqm

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

**LJ Hooker Flinders Park**  
**(08) 8352 1155**

- Main Road Office Warehouse Facility
- Gross Building Area of 1,492 square metres\* combined
- Total land holding of 4,572 square metres\*
- Expansive frontage to Peachey Road of 63 metres\*
- Drive in Drive out functionality with multiple access gates
- Offered to market Vacant Possession
- Large 3 Phase power supply
- Full Sprinkler system to the warehouse
- Suited to a variety of industrial warehouse users STCC
- Zoned Strategic Employment in the City of Playford

This property will be sold via price and negotiation campaign.

For more information or to arrange an inspection by appointment only, please contact the exclusive listing agent Fred Ettorre on 0413 445 915.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries

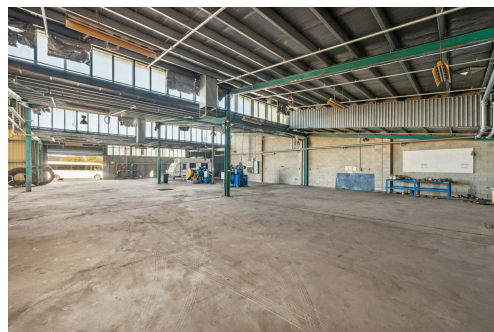
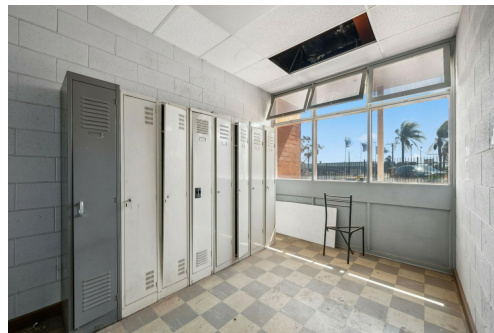
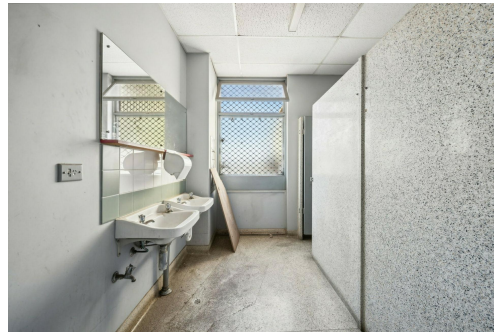
RLA 215339

## More About this Property

Property ID	HMHH67
Property Type	Industrial/Warehouse
Building Area	1492 m²
Land Area	4572 m²

**Fred Ettorre 0413 445 915**  
 Property Consultant | fred@ljhfp.com.au

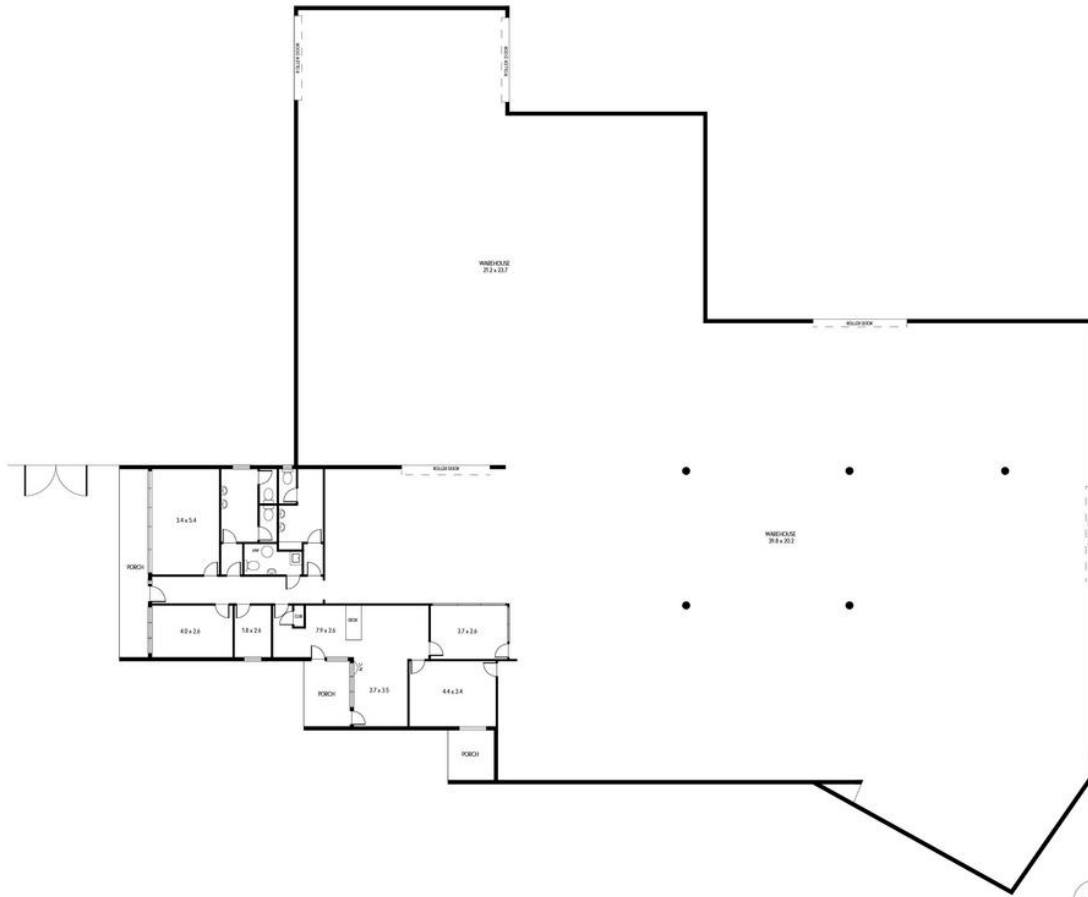
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14 PEACHEY ROAD, EDINBURGH NORTH

INTERNAL	- 1379.8 SQM
EXTERNAL	- 29.1 SQM
TOTAL	- 1408.9 SQM

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