

## Hendon, 38-42 Denton Street

Premium Warehouse Design Offering High Exposure -  
Price Reduced

CONSTRUCTION COMMENCED —Due for Completion of Q3 2024

This dynamic development in Hendon is strategically located approximately 12km from Adelaide's CBD, 8km from Adelaide Airport, and 4km from vibrant Port Adelaide and only metres away from brand new Hendon Central Shopping precinct offering Romeo's Foodland, First Choice Liquor, Pharmacy, hungry Jacks and KFC, St George Bakehouse, juice bar and other specialty retailers.

Development highlights:

- Three office & warehouses Units ideally suited to retail or bulky goods or storage purposes
- Various Building sizes ranging of 1 unit of 200 sqm\* and 2 units of 400 sqm\* each



**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 Lease**  
Contact Agent.

**Building Area**  
1,000sqm

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

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



- Clear span warehouses with clearance height ranging from 4.2-6m\*
- High-powered internet (NBN) area availability
- 3-phase power supply
- Excellent natural light
- Generous floor plan
- Prime street front exposure provides branding and signing opportunities
- Landlord to reduce rental in the first year for ingoing tenant.

\*approximately - clearance height varies from high side to low side of roof, and does not include rafter locations.

To organise a private inspection of the warehouse, contact Fred Ettorre of LJ Hooker — Flinders Park via phone or email.

## More About this Property

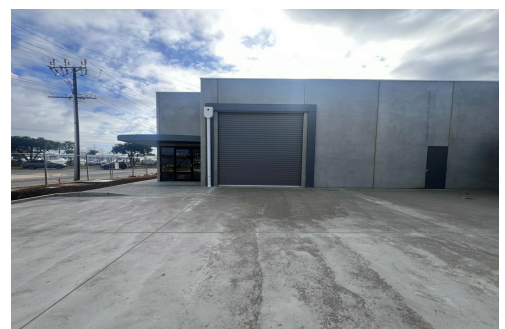
Property ID	H0BH67
Property Type	Industrial/Warehouse
Building Area	1000 m <sup>2</sup>
Land Area	1960 m <sup>2</sup>

**Fred Ettorre 0413 445 915**

Property Consultant | [fred@ljhfp.com.au](mailto:fred@ljhfp.com.au)

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