



1/24 Light Crescent, Mount Barker

## Opportunity

Your chance to secure this tightly held space as the long-term tenant is moving out.

Located within Mount Barker's established and popular light industrial area, this front unit is in a highly visible location suitable for a business requiring a sensible mix of office and light industrial style space.

Wide span space is suitable for a multitude of purposes with two high clearance roller access, 3-phase power and of course concrete flooring.

Offering a showroom and office area with split system air-conditioning, kitchenette, shower and toilet facilities.

- site car parking for 6 cars plus there's more parking available in the street.

Features:

Reception/showroom

Office

Split system air-conditioning

Kitchenette

Toilet

Disable toilet and shower

### FOR LEASE

Please Call

### BUILDING AREA

312sqm

### AGENTS

Phil Chapman

0418 846 052

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### AGENCY

LJ Hooker Mount Barker

(08) 8398 6300

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2 x high clearance roller doors  
3 phase power  
Fully sealed common driveway  
• site parking for 6 cars  
More parking is available in the street

Opportunity to add mezzanine level above reception/office space

Building area approximately 312sqm

Lease: \$40,320 pa + GST  
Outgoings: \$6,184.00 + GST

Available 2nd January 2026

## MORE DETAILS

Property ID	14JFFDQ
Property Type	Industrial/Warehouse Showrooms/Bulky Goods Other
Building Area	312 m2
Parking	6

**Phil Chapman 0418 846 052**  
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