

11 Wildlife Road, Nuriootpa

## Storage & truck depot facility located in the Barossa Valley- B Double access in and onsite

### 3 FLEXIBLE LEASE OPTIONS

Choose from three flexible lease options to suit various operational needs, each providing different levels of access to the site, with room to grow. Option 2 and Option 3 also offer potential for future undercover warehouse development on site, which can be explored further depending on interest and individual requirements.

#### Option 1 —Main Depot

Includes Option 1:

- Pad 1680 sqm\*
- Shed 1309 sqm\*
- Shed 2425 sqm\*
- Canopy & open storage 390 sqm\*
- Uncovered gravel storage 715 sqm\*
- Office 106 sqm\*
- Bathroom & Office Storage 20 sqm\*
- Office car parks allowance for 5 x cars
- Additional storage 20ft & 40ft vacant containers

#### Option 2 —Main Depot + Pad 2

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

854sqm

### AGENTS

Mark Tettis

0433 139 892

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

Joanne Chapley

0403 056 889

[jo.chapley@ljhcommercialadelaide.com.au](mailto:jo.chapley@ljhcommercialadelaide.com.au)

### AGENCY

Adelaide

(08) 8232 8844

All of Option 1, plus option 2, including:

- Pad 24,158 sqm\*
- Wash Bay 252 sqm\*
- Car Parking 1,125 sqm\*

Option 3 —Full Site

All of Option 1 and 2, plus option 3, including:

- Pad 33,306 sqm\*

For more information contact Jo Chapley 0403 056 889 and Mark Tettis 0433 139 892.

- \* 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.

RLA 231015

## MORE DETAILS

Property ID	8GAH94
Property Type	Industrial/Warehouse
	Other
Building Area	854 m2

### Mark Tettis 0433 139 892

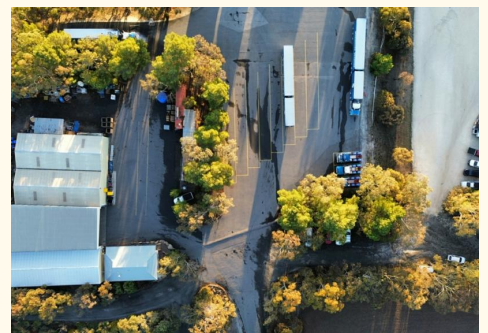
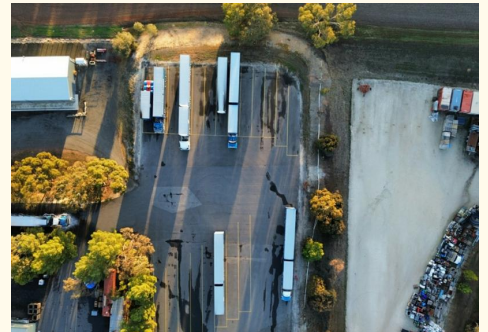
Director - Commercial Sales & Leasing |  
mark.tettis@ljhcommercialadelaide.com.au

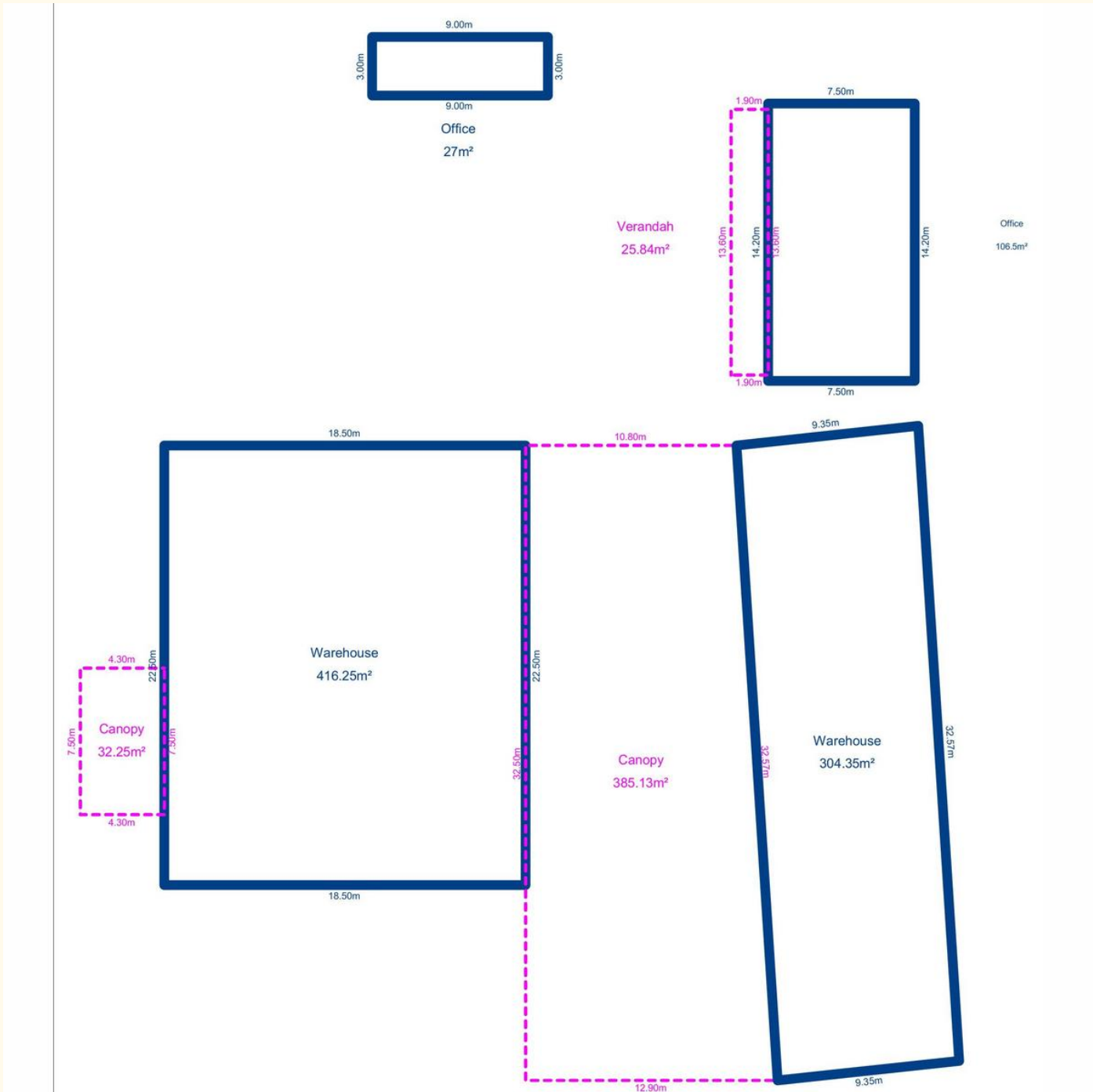
### Joanne Chapley 0403 056 889

Commercial Sales & Leasing |  
jo.chapley@ljhcommercialadelaide.com.au

### Adelaide (08) 8232 8844

81 Flinders Street, ADELAIDE SA 5000  
adelaide.ljhcommercial.com.au |  
commercialadelaide@ljhcommercialadelaide.com.au





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