







62-82 Allen Road, Forrestdale

FORRESTDALE INDUSTRIAL DEVELOPMENT OPPORTUNITY

EXPRESSIONS OF INTEREST

47,300m² (4.73 hectares) of strategically located industrial land*

L J Hooker Harrisdale is pleased to present this significant industrial development opportunity in the rapidly growing Forestdale Business Park, strategically positioned just off Armadale Road and moments from Tonkin Highway.

Offering a substantial 47,300m² (4.73ha)* landholding, the property presents an outstanding opportunity for developers, investors and owner-occupiers seeking exposure to one of Perth's key industrial growth corridors.

Key Features:

· Strategic Corner Location: Prominent corner site with dual road frontages to Allen Road and MacFarlane Road

· High Exposure: Located in close proximity to Armadale Road, which

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FOR SALE
EXPRESSIONS OF INTEREST

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Harrisdale
(08) 9398 4000

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.

LJ Hooker

records approximately 32,000
vehicles per day (2023/24)

· Excellent Connectivity: Convenient access to major arterial routes including Tonkin Highway and
Armadale Road, approximately 22km south-east of the Perth CBD*

· Established Infrastructure: Power and water are connected, with sewer infrastructure located adjacent to
the property

· Significant Landholding: Approximately 47,300m² (4.73 hectares)* providing a substantial development
footprint

· Strong Growth Precinct: Situated within an area experiencing significant industrial and residential growth,
driving increased demand for logistics, warehousing and commercial infrastructure

· Development Potential: The City of Armadale supports a broad range of industrial land uses, subject to
relevant approvals and planning requirements

Potential Development Uses — STCA

Subject to approvals, the property may suit a range of industrial and commercial applications, including:

· Warehousing and logistics
· Light and general industry
· Manufacturing
· Showroom and bulky goods
· Commercial trade services
· Other compatible industrial uses

Zoning & Planning

The property is located within Armadale Redevelopment Scheme 2 and forms part of the Forrestdale Business Park.

The City of Armadale has indicated support for a broad range of industrial land uses. Development will be subject to applicable planning controls, approvals and the relevant Development Contribution Scheme.

COST AMOUNT PAYABLE TO DEVELOPMENT WA

AS PER ATTACHED EMAIL FROM JONATHON CUMMING – BRIDGE42 PTY LTD.

Lot 313 – Deposited Plan 421391 Volume 4004 Folio 371.

The property is also located within a designated bushfire-prone area. Accordingly, additional planning, design and construction requirements may apply to any future development.
Prospective purchasers should undertake their own investigations and obtain independent planning advice regarding the development potential of the property.

Development Contribution & Design Guidelines

Further information regarding the planning framework and development requirements is available through:

· Forestdale Project Area Design Guidelines

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· Forestdale Business Park West Development Contribution Plan (DCP)

Heritage Considerations

The property contains a place of local significance associated with Haydock's Place, identified as:

· MRA Reference: F1
· HCWA Place No.: 04694

Prospective purchasers should undertake their own due diligence regarding applicable heritage requirements and any implications for future development.

Further information is available through the relevant heritage inventory documentation.

Outgoings:

· Council Rates: $3,400 - Approx
· Water Rates: $300 Approx

An Outstanding Industrial Development Opportunity

With its substantial land area, prominent corner position, excellent transport connectivity and location within the rapidly expanding Forestdale industrial precinct, this property represents a compelling opportunity to secure a significant landholding in one of Perth's established growth corridors.

For further information, planning documentation and to discuss the development potential of this property, please contact John Rechichi on 0418 948 714.

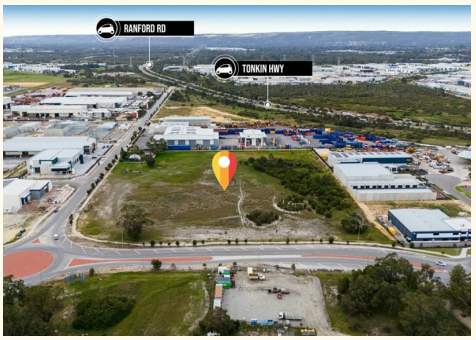
DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

MORE DETAILS

Property ID	30DJ00
Property Type	House
Land Area	4.73 hectare











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