

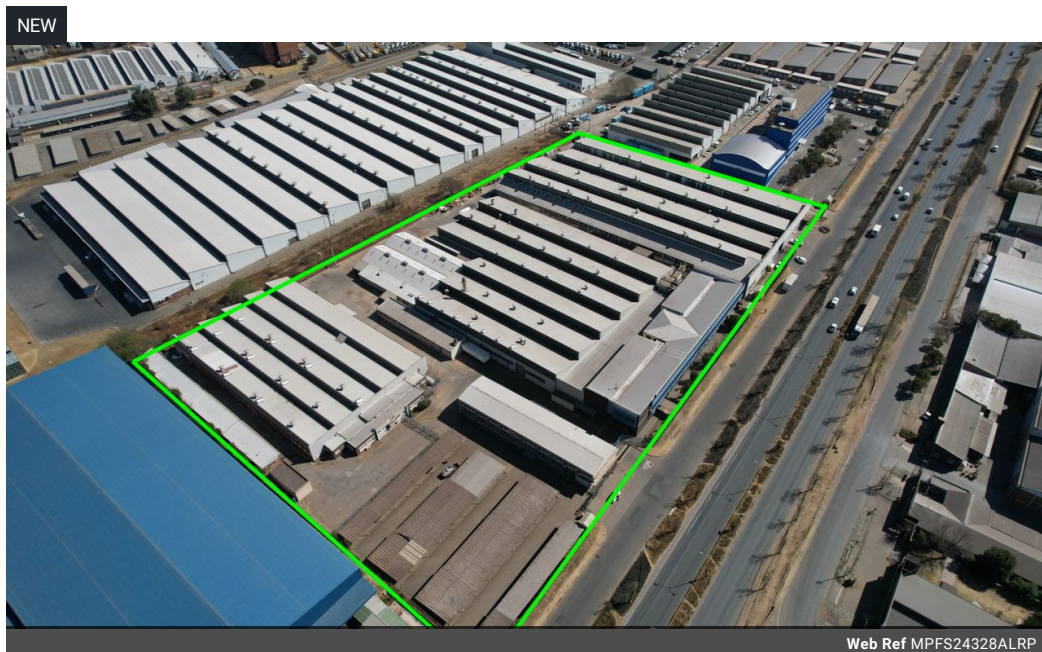
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## POA

50 50

Investment opportunity - 24 382m<sup>2</sup> for sale in Alrode.

This investment property has come onto the market which is 90% tenanted.

The property extends over 3 stands, total GLA of 24 382m<sup>2</sup>. The property is made up of 3 buildings measuring 6558m<sup>2</sup>, 7491m<sup>2</sup> and 10 333m<sup>2</sup> under roof. There are multiple points of access to the properties, and very good main road exposure. One of the properties has a full high density sprinkler system. there is also good height to the eaves.

For more details such as rent roll, municipal accounts and lease details.

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	1000

### Exterior

Security	Yes
Covered Parking Bays	50
Open Parking Bays	50

### Sizes

Floor Size	24,382m <sup>2</sup>
Land Size	33,000m <sup>2</sup>
Building Height	7m

### Extras

24 Hour Access 24 Hour Response Alarm System

