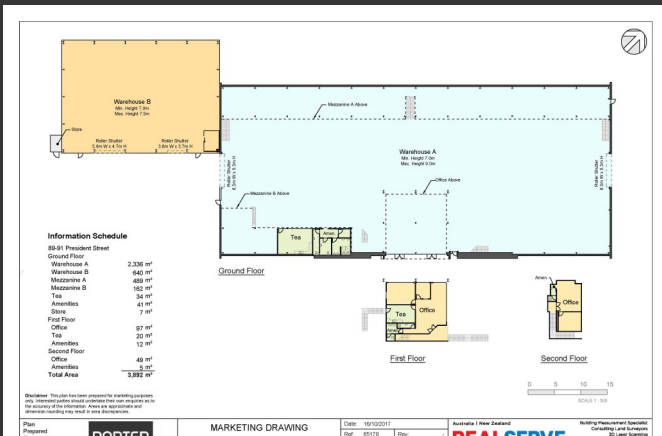


PORTER

COMMERCIAL

FOR SALE



WELSHPOOL

89-91 President St

Asking Price — \$4.25 Million + GST

- Office/Warehouse/Factory 3,892sqm
- Large Site Area 8,451sqm
- Large Hardstand Surrounding Warehouse
- Zoning: Industrial 2

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PORTER

COMMERCIAL

WELSHPOOL

89-91 President Street



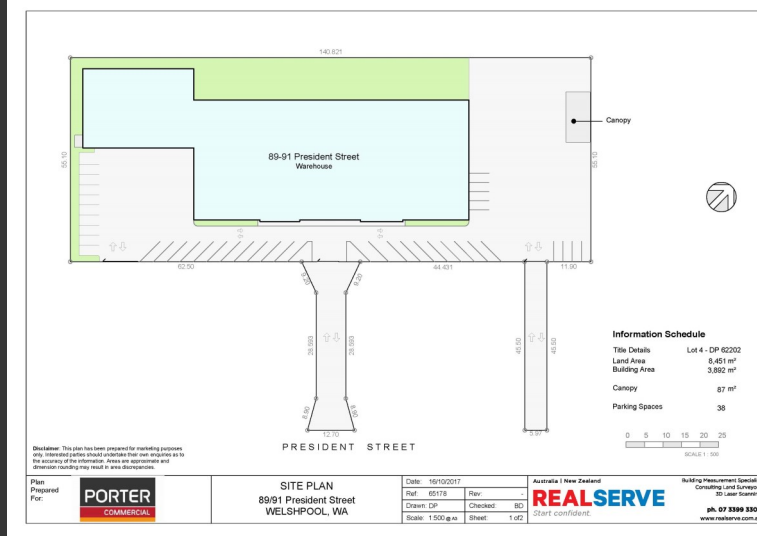
Building Areas

Total Office:	146m2
Total Warehouse:	3892m2
Total Mezzanine:	651m2
Total Area:	8,451m2

Features

- Large Site of 8451m2
- Large Hardstand Surrounding Warehouse
- Roller Shutters of 6.3m x 5.3m
- Fully Sprinklered Warehouse
- 7-9m Internal Warehouse Height

Zoning: Town of Victoria Park Industrial 2



Description

The property benefits from the advantageous position of being on the city side of Leach Highway. The property has excellent access to the Major arterial roads. Constructed of Brick Dado and Metal Clad Walls, the major warehouse of 2,336m2 is column free and fully sprinklered. With 6.3m x 5.3m roller doors at either end, it is well accessed and further features a Mezzanine of 651m2. The glass office of 97m2 is located on the First Floor and has a view of the internal warehouse. A further executive office of 49m2 is located on level 2 and is fully serviced with amenities.

Disclaimer: Whilst every care has been taken to the preparation of these particulars, the information has been supplied to us and no warranty is able to be given as to its accuracy. Accordingly, all prospective purchasers should rely upon their own enquiries. These particulars in no way represent a warranty or constitute part of either an offer or a contract on behalf of the selling agent or vendor.

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