



Wickham Point
Gas Plant

East Arm Port

DARWIN HARBOUR

Darwin CBD

Vopak Fuel
Terminal

The Ghan
Passenger Terminal

INPEX Gas Plant

Rail Freight Terminal
& Marshalling Yards

BLEESERS CREEK

SECTION
4454

*Premium Industrial property
strategically located at the
entrance to the Darwin
Business Park, adjacent to
the railway marshalling yards
and within striking distance
of the East Arm Port.*

LILWALL ROAD

EXPORT DRIVE

DARWIN to ADELAIDE

RAILWAY

FOR LEASE

Freehold Land Area: **33,400m²**

Warehouse Area: **7,094m²** Office Area: **905m²**

10 Lilwall Road (Section 4454) East Arm



Multi-Purpose Industrial Property at East Arm

This massive complex has 905 m² of office space and 7,094 m² of interconnecting warehouses of varying heights and areas, which are sited on a land area of 3.34 hectares. There is scope to lease the various warehouse and office areas separately.

The complex has a large secure yard and hardstand area with multiple loading bays, and a covered drive through awning that is ideal for freight and logistic operations.

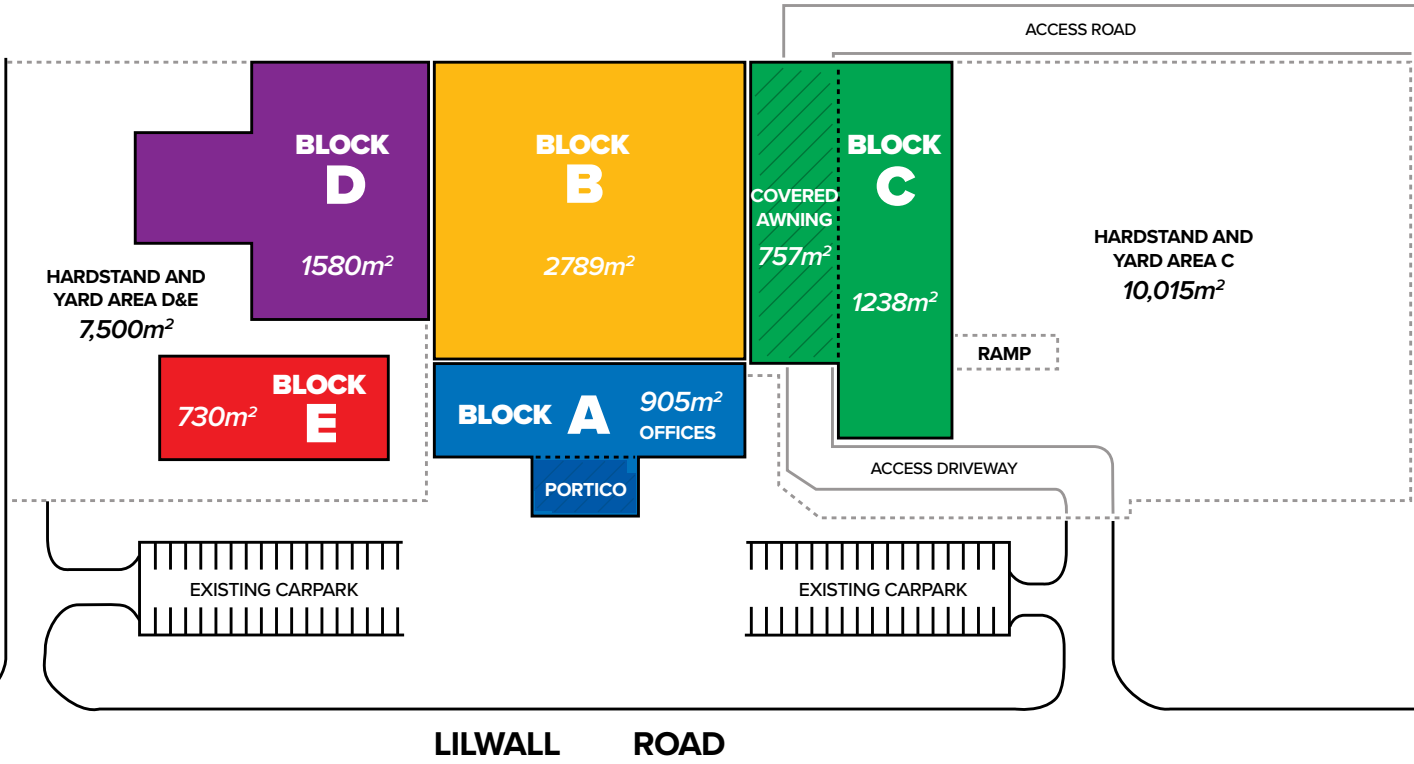
Massive amounts of power are available to suit virtually any business or industry. There is also ample on-site parking with 75 carpark bays available for staff and customers.

Areas available

Building (Block)	Area m ² (approx)
Block A – Offices	905
Block B	2,789
Block C	1,238
Block C (Awning Area)	757
Block D	1,580
Block E	730
Hardstand and Yard Area C	10,015
Hardstand and Yard Area D&E	7,500

Outgoings: Tenant liable for all outgoing

All prices GST exclusive. Refer block plan.





For further information please contact

Kevin Henry – Batrob Investments

Tel **08 8941 8366** Mob **0419 815 664** Fax **08 8941 8377**

Email **batrob@iinet.net.au**

10 Lilwall Road (Section 4454) East Arm