



Prime Industrial Location with Vacant Possession on Two Titles

Located in the heart of the traditional industrial precinct of Edwardstown, the property provides saw-tooth roof warehouse accommodation built to the eastern portion of the site with internal offices. The western portion of the site provides for yard and hardstand area of 610 square metres approx.

Situated on two separate titles, the property is ripe for further development (STCC).

The site is fully fenced with gated entrance and sits amongst a collective of older and newer industrial and commercial premises.

**For Sale by Public Auction to be held on the property
Wednesday 24 May 2023 at 11.00am (ACST)**

NABERS Not Applicable

* approx.

Building Area:	816 sqm*
Land Area:	1,670 sqm*
Frontage:	45.41 m*
Certificate of Title:	Volume 5072 Folios 496 & 497
Zoning:	Strategic Employment
Council Rates:	\$1,596 per quarter
SA Water Rates:	\$342.24 per quarter
ESL:	\$1,450.45 per annum

Nick Shinnick

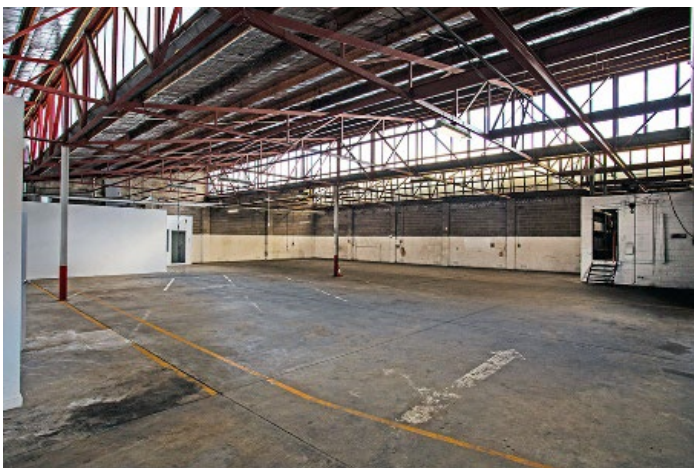
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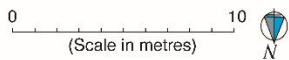
**2 De Laine Avenue, Edwardstown
Site Plan**

ESTIMATED GROSS LETTABLE AREA

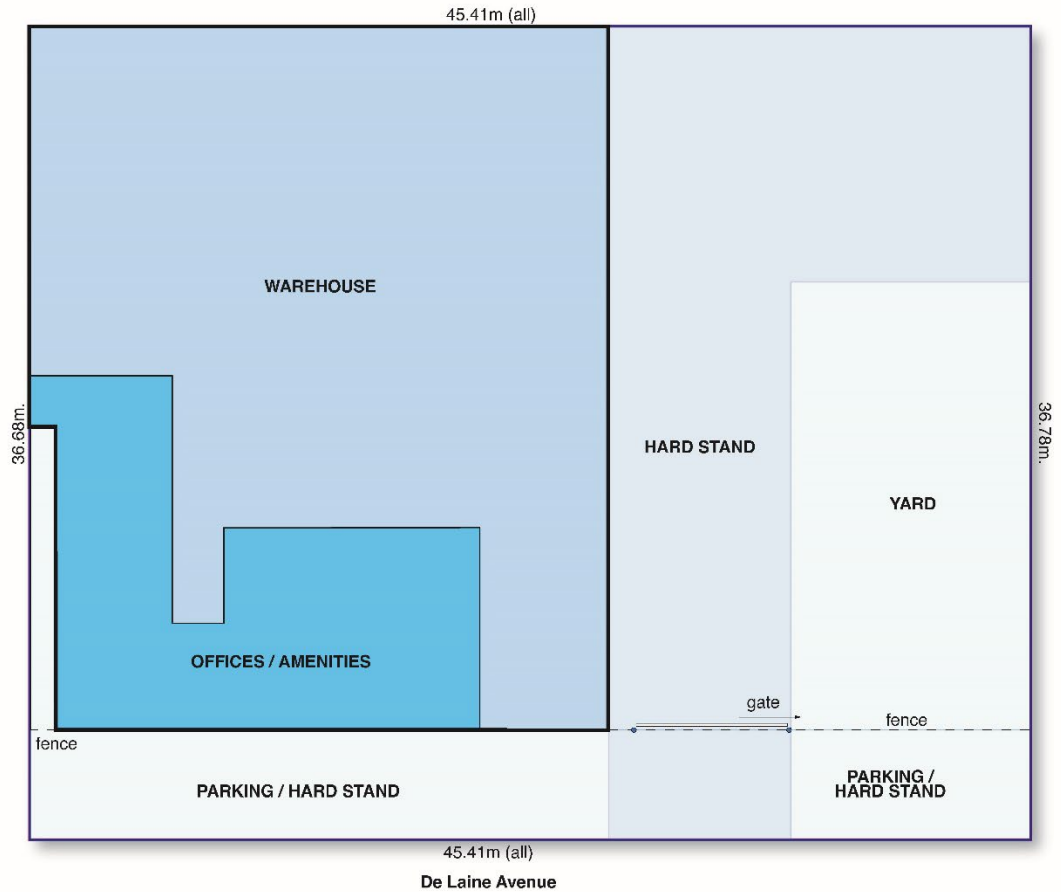
□ Warehouse	612 sq. metres
■ Offices/Amenities	204 sq. metres

Total Gross L.A.	816 sq. metres
Site (approx.)	1,670 sq. metres

Complies with the PCA Method of Measurement



These are all estimated areas and shown for illustrative purposes only.



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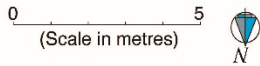
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a/c outlets

**2 De Laine Avenue, Edwardstown
Floor Plan**

ESTIMATED GROSS LETTABLE AREA

Warehouse	612 sq. metres
Offices/Amenities	204 sq. metres

Total Gross L.A. 816 sq. metres
Site (approx.) 1,670 sq. metres

Complies with the PCA Method of Measurement



PARKING / HARD STAND
De Laine Avenue

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Form R7

Warning notice

Financial and investment advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.