

174 Railway Parade, Bassendean WA

KEY INFORMATION

Address
174 Railway Parade, Bassendean WA

Price
CONTACT AGENT

Type
Commercial / Industrial/Warehouse

Land Area
10292 sqm

Build Area
5268 sqm

Car Spaces
N/A

Listing Type
Sale

AGENT INFORMATION



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174 Railway Parade, Bassendean presents a rare opportunity to acquire a fully leased industrial investment on a substantial 10,292 sqm landholding with three street frontages, directly opposite Ashfield Station and moments from Guildford Road and Tonkin Highway.

Anchored by DT Infrastructure, a Gamuda Berhad company (KLSE: GAMUDA) currently delivering METRONET's Yanchep Rail Extension and Thornlie to Cockburn Link, and complemented by FLANDERS, a global provider of electrical and automation solutions to mining and heavy industry. The holding is 100% leased on triple net terms, delivering a total of $962,700 pa net with fixed annual increases and all outgoings recovered from the tenants. Secure contracted income today while retaining the longer-term optionality of a 1.0292 ha site with a train station at the doorstep.

Key attributes of the offering include:

? $962,700 pa net income, 100% leased on triple net terms
? 10,292 sqm landholding, three street frontages, opposite Ashfield Station
? Improvements totaling approximately 5,268* sqm split across two separate buildings
? Approximately 5.2 year WALE by Income as of 1 August 2026
? Tenants: DT Infrastructure (a Gamuda company) and FLANDERS
? Bank guarantees held across all leases
? Zoned "Light Industry" under Town of Bassendean LPS No.11 - allows a wide range of industrial and commercial uses
? Key road linkages including Tonkin Highway
? Great street presence on Railway Parade
? Generous parking facilities
? Sold as a Going Concern

Don't miss this outstanding opportunity to secure a strategic industrial holding in a tightly held precinct. 174 Railway Parade offers secure, fully leased income from two established international occupiers on a substantial landholding, opposite Ashfield Station and minutes from Tonkin Highway, Perth Airport and the Perth CBD.

The Information Memorandum is available to qualified parties on enquiry. Buyers are encouraged to enquire early and submit their best offer.

Contact Max Vaghella to obtain a copy of the Information Memorandum or arrange an inspection.

*All areas are approximate. Photos used are from various time frames.

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