



## 581 Welshpool Road East, Wattle Grove WA

### KEY INFORMATION

#### Address

581 Welshpool Road East, Wattle Grove WA

#### Price

Contact Agent

#### Type

Commercial / Industrial/Warehouse

#### Land Area

10024 sqm

#### Build Area

10024 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

This outstanding property offers a rare opportunity to lease a strategically located yard, complete with a small office, in one of the most sought-after industrial areas. Positioned on a prominent corner, it boasts excellent visibility and easy access to major transport routes, making it ideal for a wide variety of industrial and commercial uses. Whether you need space for logistics, warehousing, or vehicle-related businesses, this property's location and zoning offer exceptional flexibility and potential.

#### Property Highlights:

- Area approximately 7,600 sqm available immediately
- Potential to lease residential dwelling for commercial use in June 2025.
- Includes 150 sqm of office
- Zoned: Light Industry
- Some of the capable uses\* include:
  - o Logistics Centre
  - o Warehouse
  - o Motor Vehicle, Boat and Caravan Sales
  - o Motor Vehicle Wash & Repair
  - o Many other uses

Close proximity to Roe Highway, Tonkin Highway, and the RAV 7 road network, providing easy access for heavy vehicles and logistics operations

This is a rare opportunity to secure a prominent corner location with significant industrial potential. Don't miss out on this prime leasing opportunity.

For more details or to schedule a viewing, contact Max Vaghella today.

\* - All uses would be subject to council approval and must comply with relevant regulations..

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

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