



54 Zedora Turn, Henderson WA 6166

New Build Facility- Australian Marine Complex, Henderson

Land Area: 2,700 sq m (approx)

Industrial

FOR LEASE

Proposed Improvements:

- Workshop: 1,220 sq m (approx)
- 2 Storey Offices: 190 sq m (approx) - 95 sq m on each level
- Total improvements: 1,410 sq m (approx)

1410sqm

The building is planned to be completed in mid 2012 and finished to include (amongst others) the following features:

- Single span workshop (approx 21 m span)
- Concrete tilt panel (full height to 2 elevations and 2.4 dado with metal sheeting above to 2 elevations).
- 5 roller access doors to workshop
- 11.5 m to the underside of the truss
- Capacity for a 20T crane providing a 9.5 m under hook height (gantry not supplied by Lessor)
- Securely fenced yard / loading area with gates
- 2 storey office with kitchenette, male, female / disabled wc's
- Carpets
- Air-conditioning
- 2 cross-overs on to Zedora Turn with fast access to Cockburn Road, Russel Road and Rockingham Road.