



## 160 Edward Street, Clarence Gardens SA 5039

### Exciting warehouse opportunity

Located in Clarence Gardens, adjacent to the industrial hub of Edwardstown this exciting office/warehouse opportunity is comprised of a modern building of 620sqm\* on a land holding of 1,122sqm\*. The property is being sold tenanted with an income until 31 July 2014. The property is zoned Industry/Commerce in the City of Mitcham council area.

Clarence Gardens is located 8km south west of the Adelaide CBD. This property offers excellent access to South Road from Edward Street. The industrial/commercial areas in the inner south are historically tightly held providing an excellent opportunity for the astute buyer.

\*approx

Industrial  
FOR SALE

621sqm