



## 18 Duncan Court, Ottaway SA 5013

### Large Industrial Facility with 'Value Add' Potential

This large industrial property offers a site of 16,780sqm\* on a single title with substantial improvements of 5,169sqm. The property is well serviced by road infrastructure including Port River Expressway (PREXY), Northern Expressway (NEXY) and the current South Road Superway due for completion early 2014.

With easy access of Hanson Road the offering has dual street access from Duncan Court and Temple Court. A third access road is also available along the unmade North Arm Road.

The improvements comprise 5,169sqm\* over three buildings and include two gantry cranes of 5 tonne and 2 tonne capacity. Heavy duty power supply is available on site. The existing facilities and the large hardstand make the site a flexible industrial offering for a range of users. The property

Industrial  
FOR SALE

5169sqm