



55 Excellence Drive, Wangara WA 6065

## Landmark Office & Warehouse - Outstanding Value!

- 3,978 sqm high truss office/warehouse
- Plus additional 423 sqm covered loading dock
- Land holding of 8,985 sqm (corner lot)
- 9-10 metre concrete panel height to warehouse
- Immaculate presentation throughout
- Two street frontage
- Dual crossover for truck access
- Premium glass and gyprock partitioning to the office
- Professional boardroom fit out
- Luxurious staff amenities
- Electric fence security
- Vacant possession

Industrial  
FOR SALE

3978sqm

For further information

**Chad Henville**

0413 116 835

chenville@burgessrawson.com.au