



**119 Kelvin Road, Maddington WA 6109**

## INVESTMENT 5+5 YEARS

Commercial Industrial Property Group (CIPG) is pleased to offer for sale on behalf of the sellers this investment opportunity. The investment is an office and factory premises with a 5 year lease to an established business.

Office accommodation is approximately 693sqm over two levels. The office area is divided into multiple offices, reception, boardroom, kitchen and amenities. Reverse cycle air - conditioning services the office area.

Factory is constructed with concrete floors, combination of concrete and clad walls, plus steel framed and clad roof. A five tonne overhead gantry crane runs the full length of half the building. Current there is a temporary internal wall dividing the factory into two separate areas, one used

Industrial  
FOR SALE

2205sqm

**Ray White®**

**Chad Parham**

041 219 6600

chad@cipg.com.au