



35 Phosphorus Street, Wedgefield WA 6721

9035m2 of PRIME INDUSTRIAL LAND IN T.D.A

Magnificent and massive is this 9035m2 symmetrical super block in the popular Transport Development Area of Wedgefield. Convenient access from both Phosphorus Street and Tailings Elbow make this a special block.

Land
FOR SALE
\$1,188,000

This vacant land with development approval for a super large Industrial shed plus equally impressive offices proposed for construction at the front of Phosphorus Street will provide a functional area for truck movements or storage space facing Tailings elbow.

Big industrial blocks with dual street access, approved drawings and easy drive through access are near impossible to acquire. This one is worth checking out.

Massive flat 9035sqm vacant block
Easy drive thru access for all types of vehicles
Approved 25m x 18m = 450sqm Industrial shed
Clearance to peak of shed = 9.504ms
Four 4m x 5m roller doors & two 3m x 4.5m roller doors
130sqm breezeway between shed & offices
Two 108sqm concrete wash down areas
108sqm office areas, ablutions plus boardrooms
Good access from both Phosphorus St & Tailings Elbow
Landcorp design/building terms and conditions apply
For sale as vacant possession

NOTE: No buildings are under construction only footings prepared. There is no requirement



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