



**2 Cutting Way, Yangebup WA 6164**

## PROMINENT AND STRATEGIC LOCATION

Modern two level office and warehouse facility on a prominent corner location just south of Bibra Lake in the industrial precinct of Yangebup.

Only three years old, this facility presents as new with its appealing design and modern colour scheme.

The two level office provide approximately 125sqm office, while the 510sqm warehouse with dual roller doors offers full drive through capability. The 1,009sqm site is fully fenced and sealed.

Current tenant is relocating allowing the owner to offer the property for lease or sale with vacant possession.

Sale: \$1,050,000 plus GST

Industrial  
FOR SALE

635sqm

**Raine&Horne**  
Commercial

**Simon Matthews**

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