



**9 Carlindie Way, Wedgefield WA 6721**

## Excellent Return - Blue Chip Tenant

Located on the busy Carlindie Way within the main industrial area of Wedgefield this site offers a quality industrial premises with large bitumised yard/car parking area with a quality shed (of approx. 220 sqm) with office and amenities located inside.

The property features include:

Spacious accommodation for up to 6 staff

Quality built 220 sqm of shed space

1948sqm industrial block

Air conditioned offices within the shed

Cemented return with more than 2 years to run on the lease

Invest at this point in the cycle, and bank at the Top. The dwelling has 6 large bedrooms and a large open plan living & kitchen area. The wide veranda is perfect for evening drinks and relaxing after a hard days work. Yard is land scaped, quality shed is partially lined and the clean room is

Industrial  
FOR SALE

220sqm



**Richard Hamlin**

0417428667

richardh@hfn.com.au,