



**Lot 2002 Merchant Crescent, Pooraka SA 5095**

## Premier investment opportunity in SA Produce Market

Freehold Cold-storage warehouse facility in the home of South Australia's fresh produce.

This is an extremely rare opportunity to purchase within the state's primary fresh produce wholesale market that supplies 60%\* of the state's fresh produce.

Features of this offering are

- Blue chip tenant - Major Lease to SA Produce Market (5 years\*)
- High-clearance cool-room distribution space
- Multiple roller door access points
- Loading Dock - back-up power supply
- Net Income \$370,000 P

Industrial

FOR SALE

Refer to Agent

2558sqm

**LJ Hooker**  
Commercial

**Stan Tettis**

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