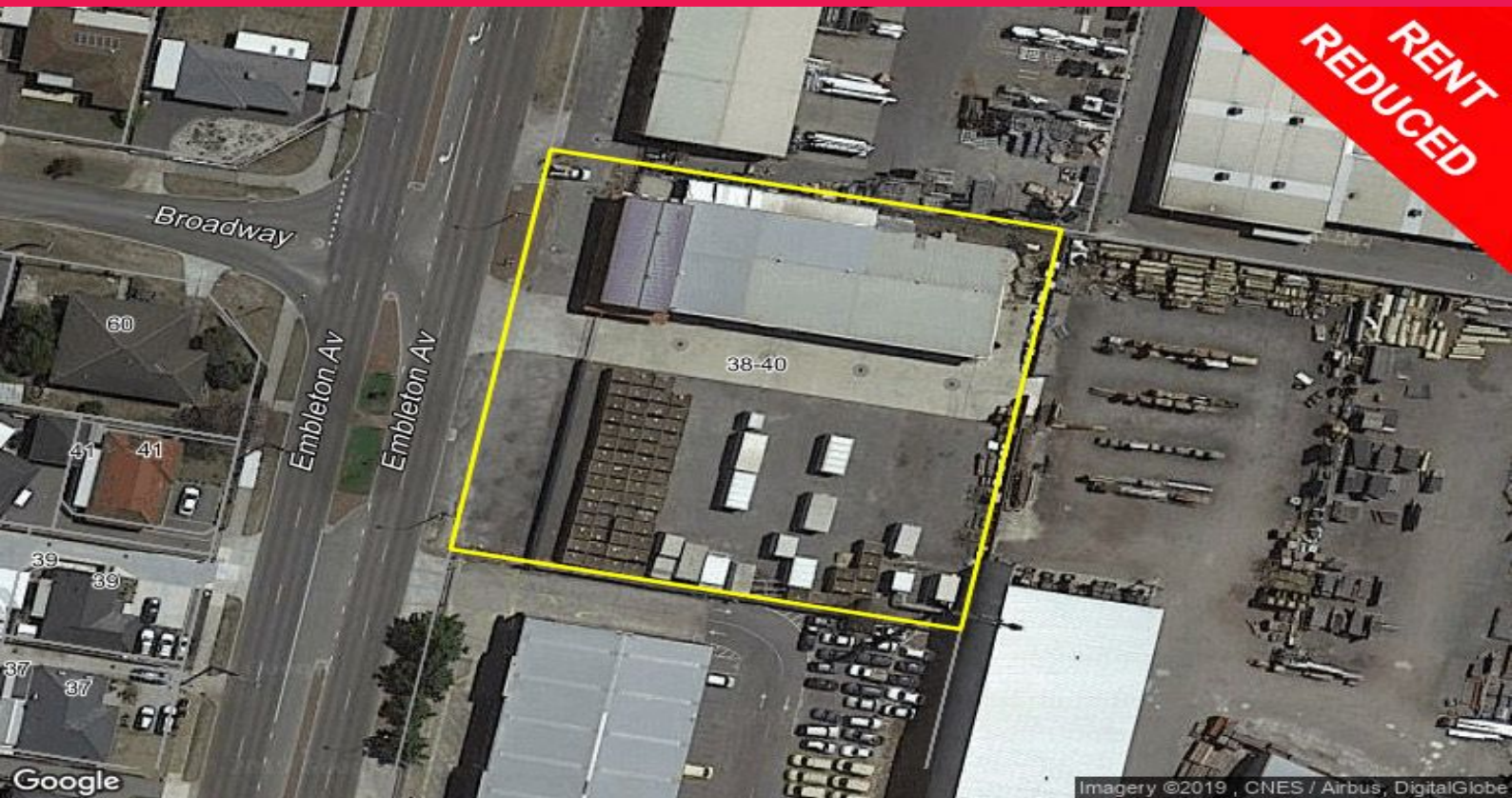


**RENT
REDUCED**



40 Embleton Avenue, Embleton WA 6062

INDUSTRIAL FACILITY WITH PRACTICAL YARD AND EXPOSURE

Functional industrial facility with street appeal and generous laydown area in a central and strategically located precinct approximately 8 kilometres from the Perth CBD and within close proximity to the Collier Road / Tonkin Highway grade separated intersection.

Property Highlights

Office and amenities: 280 sqm

Factory / Workshop: 840 sqm

Yard area: 2,500sqm

Zoning: General Industrial

Note:

The adjoining property at 159 Beechboro Road South is also available for lease, which would substantially increase the value of the property.

Industrial

FOR LEASE

\$132,000 p.a. plus outgoings and GST

1120sqm

Raine&Horne
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