



**35 Harwell Way, Wedgefield WA 6721**

## Large Established Industrial Facility with Caretaker Residence

35 Harwell Way is one very serious industrial property. Perfectly situated on a corner of Munda and Harwell Way with drive through access and parking for large trucks and machinery. With a large roller gates at two entrances create an easy option for your incoming and outgoing vehicles

Located on a corner block this property offers maximum exposure for company branding opportunities with plenty of fence line for bunting and warehouse frontage for fixed signage.

Every square metre has been maximised by placing the buildings in strategic locations, while keeping the lot as open and accessible as possible. With the addition of a very functional and attractive caretakers dwelling located on the further side of the property creating distance between the work and rest spaces. Large exterior area sectioned off from the accommodation providing

Industrial  
FOR LEASE

550sqm



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