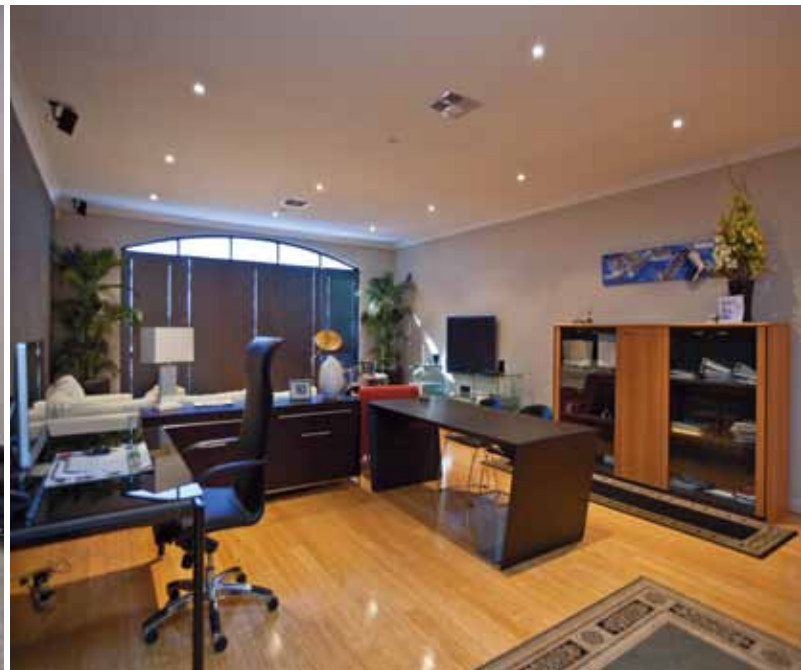


# FOR SALE

23 Harris Rd, MALAGA

## OUTSTANDING - IMPRESSIVE



CONTACT

**Brett Halvorson 0414 753 232**

Ph: 9246 5469

[www.bretthalvorsonassociates.com.au](http://www.bretthalvorsonassociates.com.au)

 **BH&A**  
BRETT HALVORSON & ASSOCIATES  
Commercial Sales - Leasing & Property Management  
The Commercial and Industrial Property Specialists



## 23 Harris Rd, MALAGA

# TWO LEVEL OFFICE / WORKSHOP - WAREHOUSE

### Location:

The property is located within the prestigious industrial precinct of Malaga some 12 Kilometres from the Perth CBD. More specifically it is positioned on the south western side of Harris Rd approx 200 metres from Alexander Rd. Alexander Rd connects on to Reid Hwy and accesses the Perth CBD.

### Local Authority:

Located within the Municipality of the City of Swan.

### Zoning:

The City of Swan confirms the Land is zoned "General Industrial".

### Service:

All essential services including deep sewer are connected and available to the property with the roadways within the locality surfaced with asphalt and concrete curbed and storm water drained.

### Certificate of Title Details:

The subject Land is described as:  
Lot 57 on Deposited Plan 42776  
Certificate of Title Volume 2584 Folio 733

**Total Land Area: 2617 sqm**

### Improvements:

Ground Floor Office: 179 sqm

First Floor Office: 261 sqm

Workshop/Warehouse: 985 sqm

Mezzanine: 100 sqm front of warehouse

**Total Building Area: 1457 sqm**

The mezzanines were added after the construction of the building and are not on the plans.

The improvements comprise of a superbly newly constructed two storey office warehouse. The attention to detail has been exceptional throughout the building particularly in the office area.

Construction is of a concrete tilt and metal clad office / workshop. The truss height of the workshop is approx 7.5 metres, insulated and may handle a gantry crane for 5 Tonnes. The workshop has two large side roller doors and one smaller roller door. At the south eastern rear side of the property positioned safely is an above ground Diesel fuel tank with the pump adjacent to the office. Car parking bays are provided for 25 bays.

### Method of Sale:

This property is offered for sale by "Private Treaty" on Vacant Possession basis. To inspect contact Brett Halvorson 0414753232.

CONTACT

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The Commercial and Industrial Property Specialists

### Disclaimer:

Whilst every care has been taken in the preparation of this brochure, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the Agent and are expressly excluded from any contract.