

21 Trumper Drive & 22 Wright St, Busselton, WA 6280

Sold - 20/02/2026

Warehouse

TOO NEW TO  
*photograph*  
PROFESSIONAL  
IMAGES COMING SOON



## Prime Corner Industrial Opportunity | Busselton Growth Preci

Positioned in one of the fastest-evolving industrial pockets of Busselton, Lots 1 and 2 at 22 Wright Street present a rare opportunity to secure a substantial industrial holding with flexibility, scale and upside.

**Open for Inspection**

By Appointment.

Offered as one combined property, this prominent corner site benefits from excellent exposure and access from Trumper Drive and sits within a precinct undergoing rapid transformation. The total land and common property area is approximately 1,651sqm, providing genuine options for owner-occupiers, investors or future redevelopment.

The property comprises two substantial steel and brick industrial sheds, historically leased as a single tenancy with internal access between the buildings, yet capable of being leased separately if desired:

- Lot 1 includes a larger warehouse area of approximately 400sqm with strong street presence and functionality.
- Lot 2 provides a warehouse of approximately 200sqm with modest office accommodation.

This flexibility allows an owner to occupy the site as a whole, lease it to a single tenant, or divide the improvements into multiple tenancies. For investors, this presents the opportunity to spread income risk across more than one tenant while maintaining strong underlying land value.

Located within the Busselton LIA, the area is undergoing rapid change driven by infrastructure investment, civil works and modern industrial redevelopment. Many recent projects in the precinct have been fully sold or leased, reflecting strong tenant demand and tightening supply.

Busselton's broader growth story further supports the investment case, with major projects underway including new hotel developments, continued expansion of Busselton Margaret River Airport, and ongoing population and tourism growth. These factors are placing increasing pressure on well-located industrial land, particularly in established precincts such as Busselton LIA.

Opportunities of this scale, flexibility and location are becoming increasingly difficult to secure as the market continues to evolve.

### Property Summary

- Two industrial lots offered as one combined holding
- Total land and common property area of approximately 1,651sqm
- Prominent corner location with excellent access and exposure

### Listed By

The Office  
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