

## 4 Ew Pitts Ave, Cavan, SA 5094

**Sold - \$3,575,000**

Warehouse



### Leased Industrial Asset- Price Reduced

4 EW PITTS AVENUE, CAVAN, SOUTH AUSTRALIA, 5094

- Two mirrored warehouse units
- Versatile accommodation
- Constructed Circa 2008

**Open for Inspection**

By Appointment.

LJ Hooker Flinders Park is pleased to present to market on behalf of ROKEL Investments these Leased warehouse units situated at 4 EW Pitts Avenue, Cavan.

Constructed with Colourbond and tilt concrete slab these mirror image warehouse units suit a wide range of industrial warehouse users. Both offering excellent loading and access to warehouse areas directly off EW Pitts Avenue, offering a common hard stand yard area with extra security via swing gate shared between both tenants.

Versatile Warehouse and office accommodation offering excellent natural light, high bay LED lights to the warehouse, kitchenette and toilet amenities, reverse cycle heating and cooling plus substantial mezzanine levels, constructed with 300mm U-Beam's. Side and front canopies suited for all year round loading and unloading and cover to main office entrances to each unit offers a beautifully constructed warehouse product.

Located only metres from major transport routes Churchill and Montague Roads and easy access from both directions of the Princes Highway ideal for heavy road vehicles transportation and access.

Other property features:

- A fully developed site with coverage of 55%\* including canopies and mezzanine
  - Neat office of 98 square metres\* each
  - Mezzanine level of 98 square metres\* each
  - Multiple, clear span warehouse areas of 858 square metres\*
  - Front and side roller door clearance to each unit
  - 6.4 metre high\* warehouse clearance to structural beams
  - Site area of 3,852 square metres\* being a sealed, securely fenced and landscaped with 70 metre\* frontage to EW Pitts Avenue
- \* Current net rental of \$152,516.19\* per annum plus all statutory outgoings and GST

### Listed By

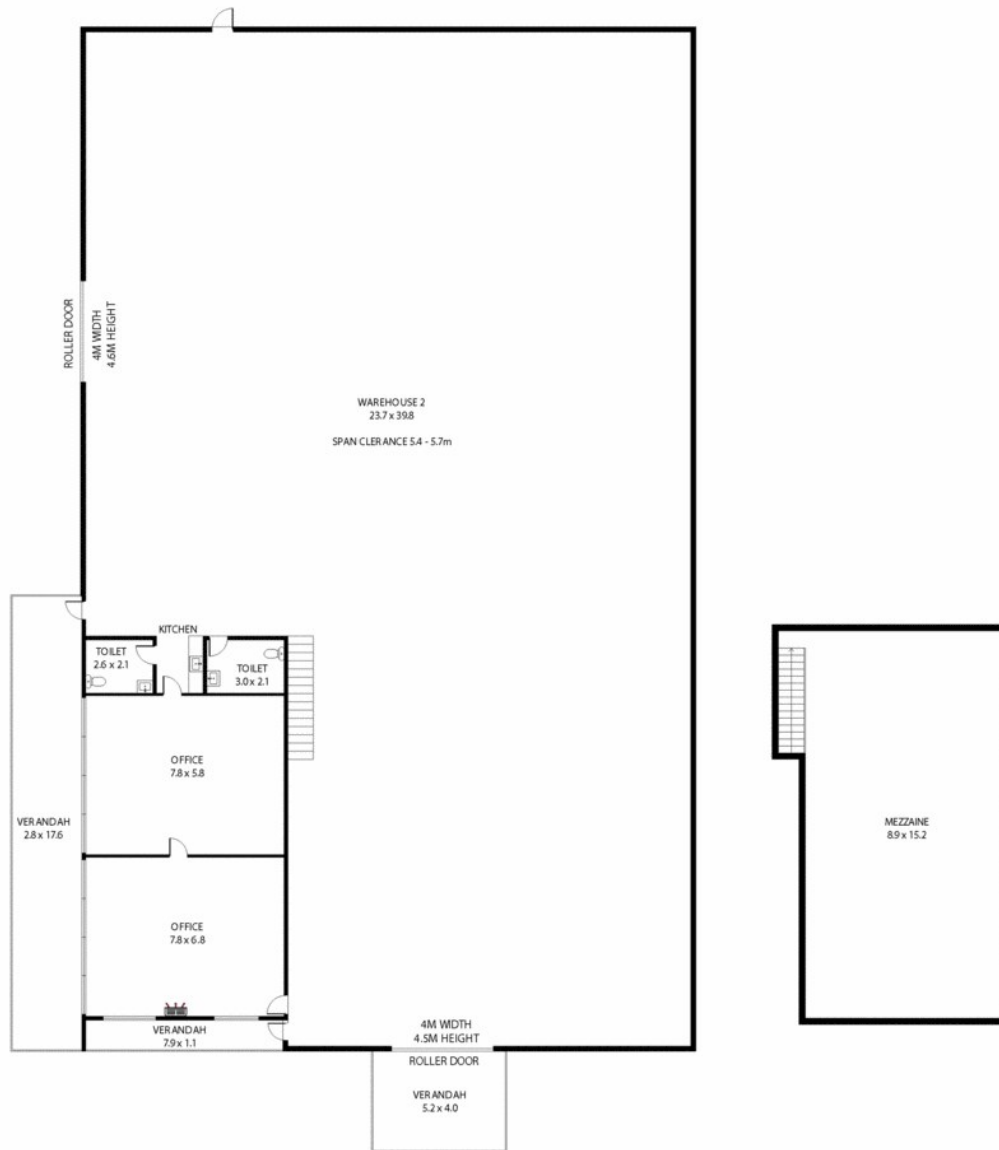
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## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

