

# 48 Kewdale Road

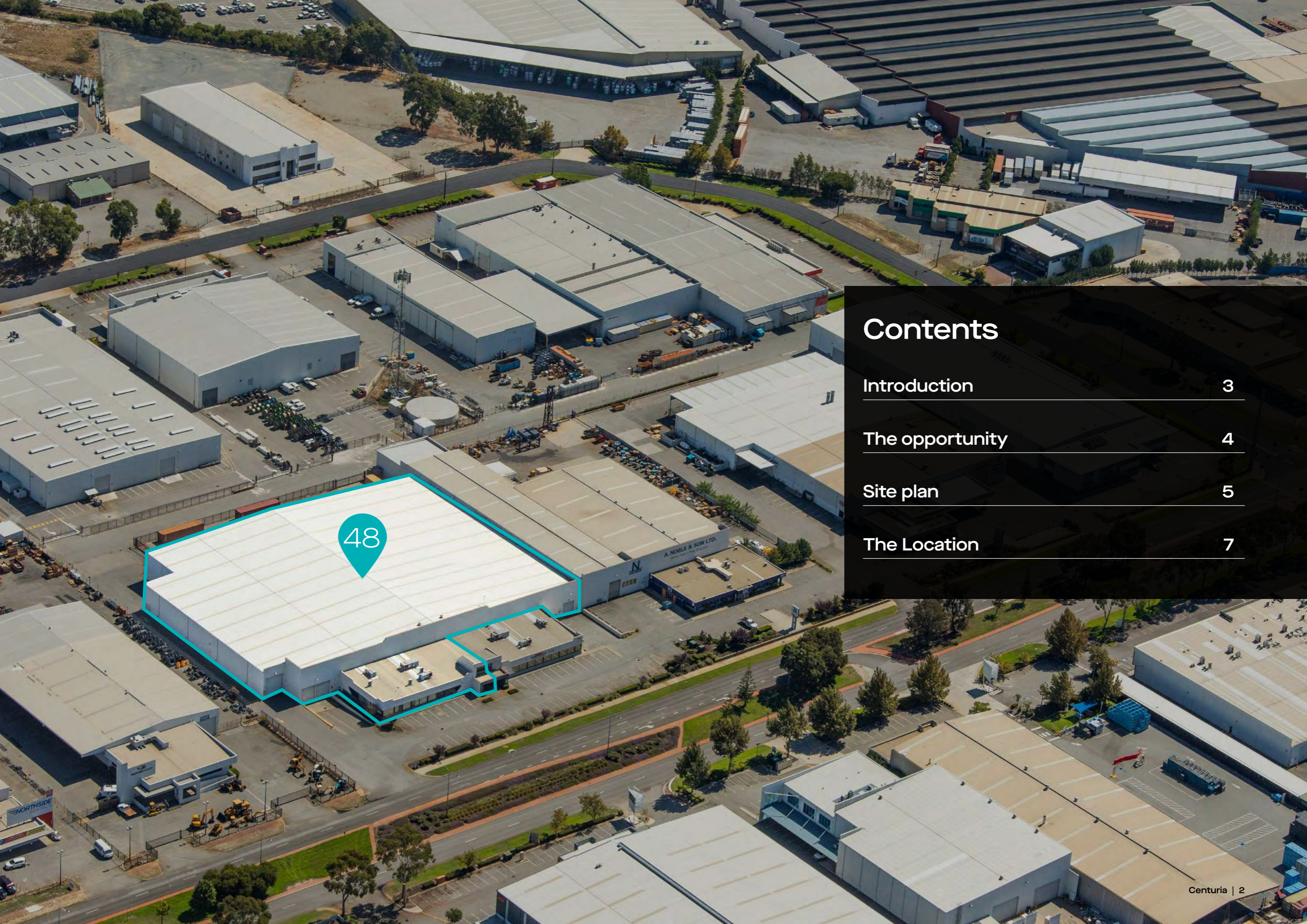
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Welshpool WA

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Information memorandum

**Centuria**



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# Introduction

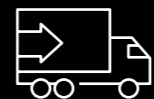
48 Kewdale Road, Welshpool offers premium locality, operational functionality, and a great solution for warehouse and logistics operators who are seeking a high exposure facility within close proximity to major transport routes and key infrastructure, including Perth Airport and Kewdale Freight Terminal.



High exposure office and warehouse facility



6,431 m<sup>2</sup> sprinklered site in Perth's core industrial precinct



Dual street access off Dowd Street and Kewdale Road



Front and rear loading optionality



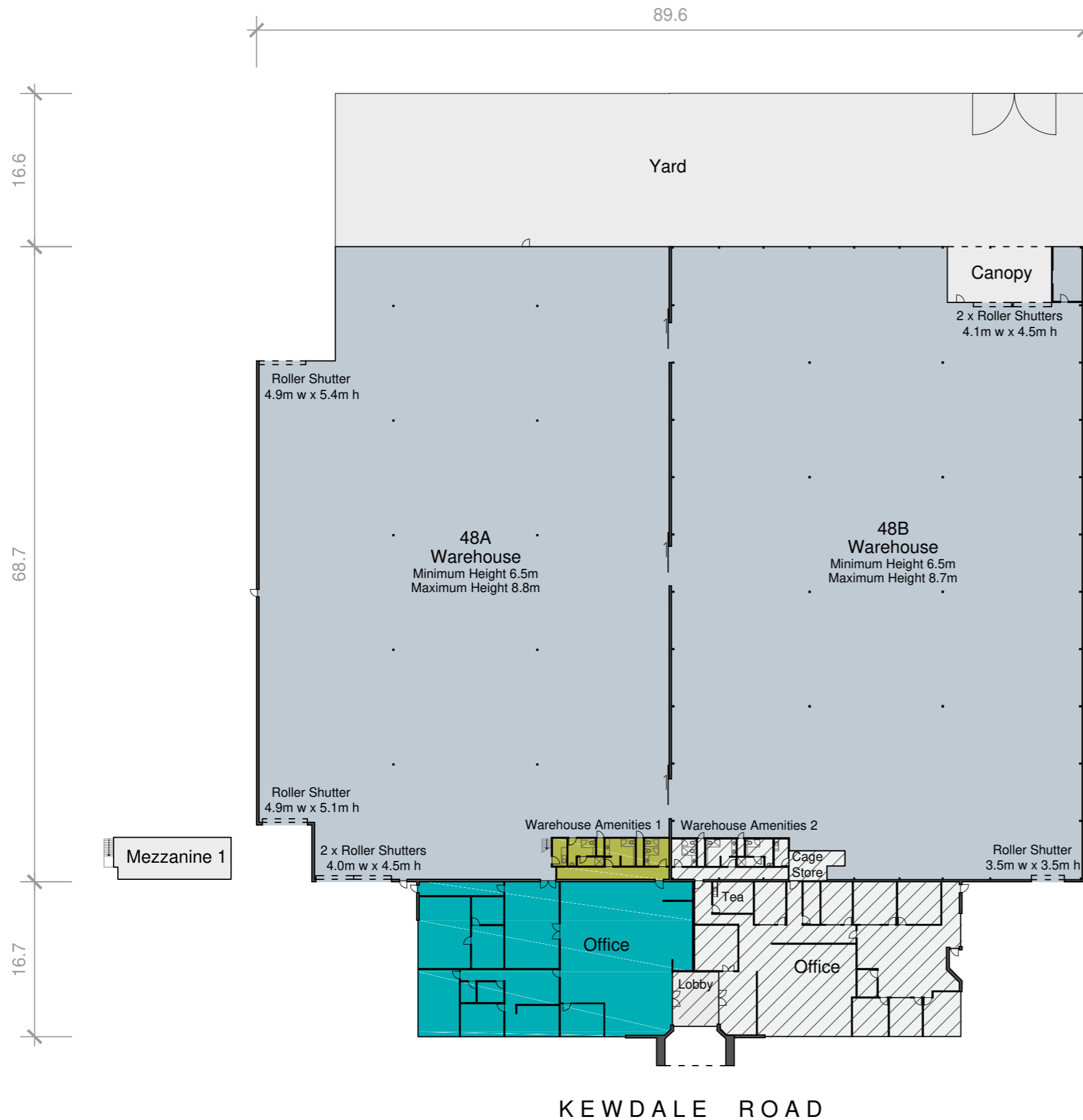
EFSR Sprinklered facility

# The opportunity

48 Kewdale Road is positioned on a 12,117 m<sup>2</sup> site in Perth's premier industrial location.

The opportunity comprises a total of 6,431 m<sup>2</sup> including fully sprinklered warehouse and office facility. The facility is surrounded by large industrial occupiers, including; Coca Cola, Australia Post and Linfox





## Site plan

<b>12,117 sqm</b>	<b>1,345 sqm</b>
Total land area	Yard

### Warehouse 48A

<b>3,478 sqm</b>	<b>2,932 sqm</b>
Total area	Warehouse incl. amenities

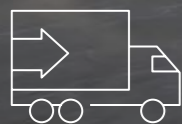
<b>489 sqm</b>	<b>57 sqm</b>
Office	Mezzanine

### Warehouse 48B

<b>2,952 sqm</b>
Total area



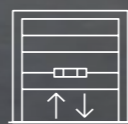
48 Kewdale Road provides occupiers with the following key benefits



Dual street access  
off Dowd Street  
and Kewdale Road



Rear laydown/  
container rated  
hardstand



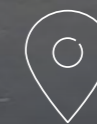
Four on-grade  
roller doors



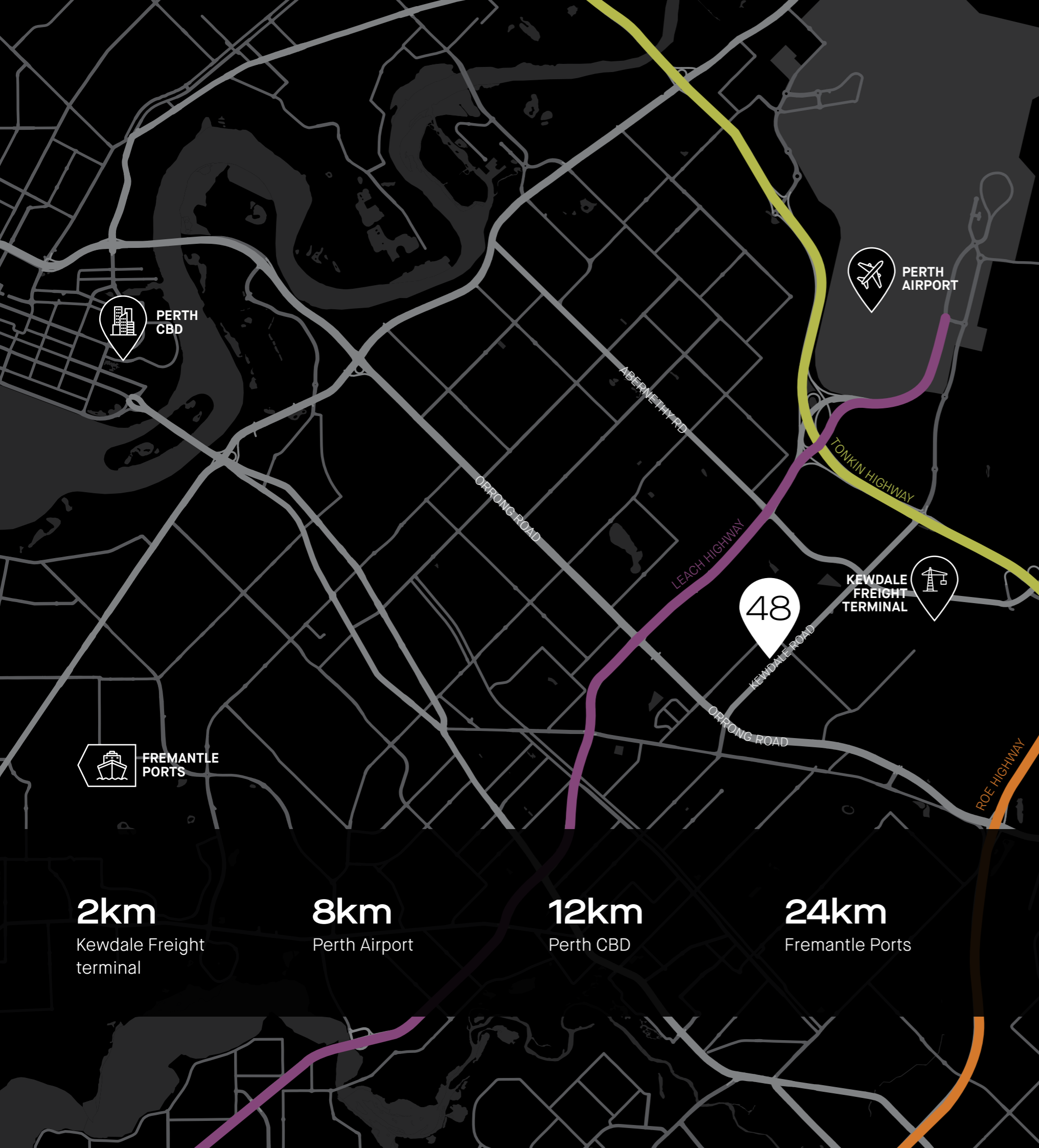
Two front  
loading docks



EFSR  
Sprinklered



High exposure  
site with signage  
/ branding  
opportunity



## The Location

Welshpool is Perth's premier industrial suburb and holds great significance for the state's business and logistics landscape. Situated within a 15km radius from the Perth CBD, Perth Airport and Kewdale Freight Terminal.

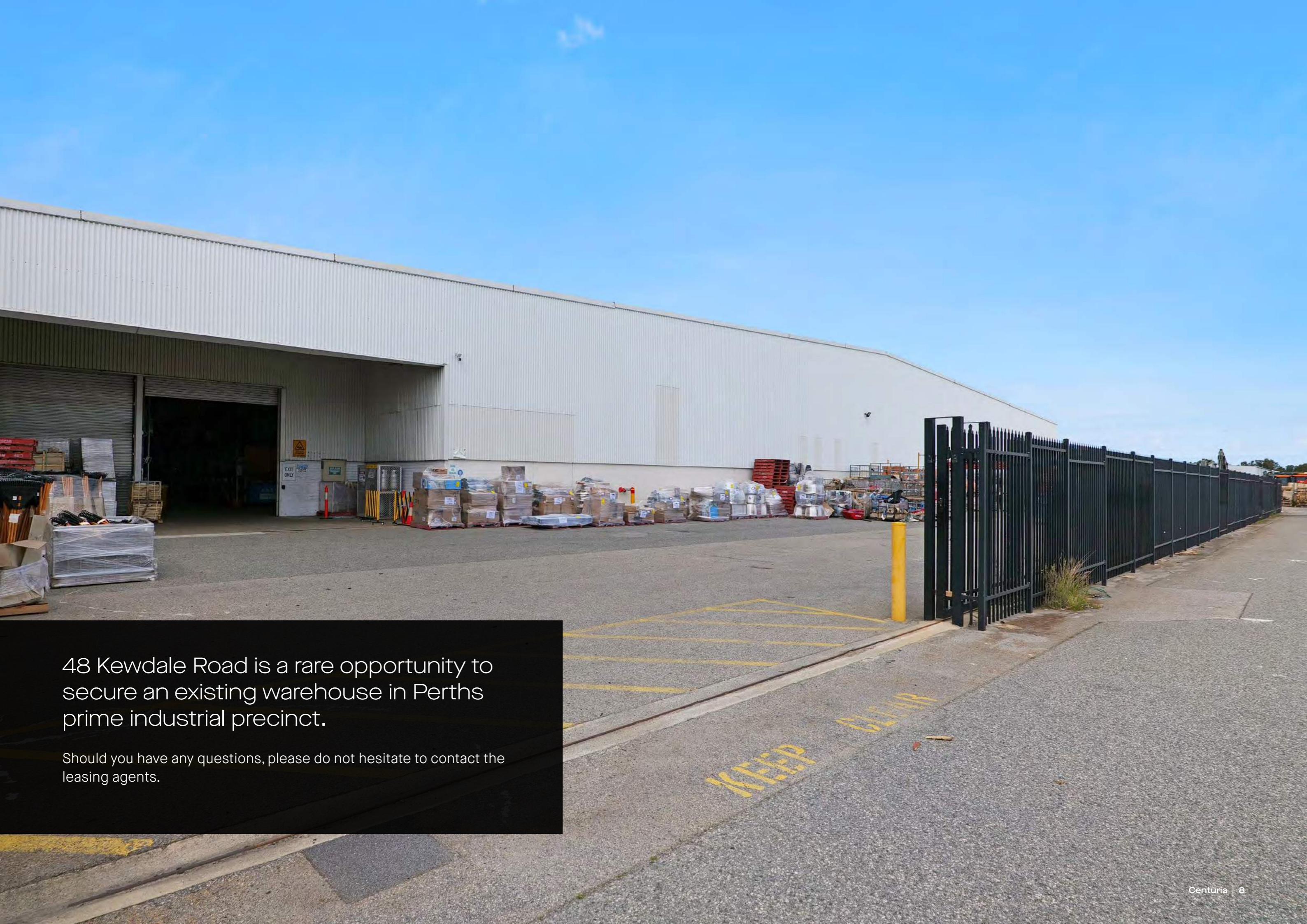
### Transport links

Welshpool's logistic suitability is underpinned by the excellent connectivity to major transportation links including Abernethy Road, Orrong Road, Leach Highway, Tonkin Highway and Roe Highway.

### Significant infrastructure

Significant infrastructure across the City of Canning is actively adding to business efficiencies from road upgrades to public transport connection for employees. Main Roads have also heavily invested into the road network surrounding the Eastern precinct including:

- METRONET - Thonlie – Cockburn Link / East-West cross line connection
- Tonkin Gap Collier Road to Dunreath Drive \$400m (2023)
- Gateway WA - \$1.02b (2016)
- Northlink – \$1.12b (2019)



48 Kewdale Road is a rare opportunity to secure an existing warehouse in Perth's prime industrial precinct.

Should you have any questions, please do not hesitate to contact the leasing agents.





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