

June 2020

For Lease

12 - 16 Butler Boulevard, Adelaide Airport

Available November 2020



The Opportunity

A premium warehouse / distribution facility and office available for lease from November 2020.

Future occupiers have the opportunity to join leading brands such as TNT, Toyota, AFL Max, Aldi & JFC within this premier industrial estate - Burbridge Business Park.

Burbridge Business Park is located within the Airport Business District which is situated in the highly sort after inner west of Adelaide.

This location offers unparalleled access to major transport arterials such as the North-South Motorway, Port River Expressway and the Northern Expressway.



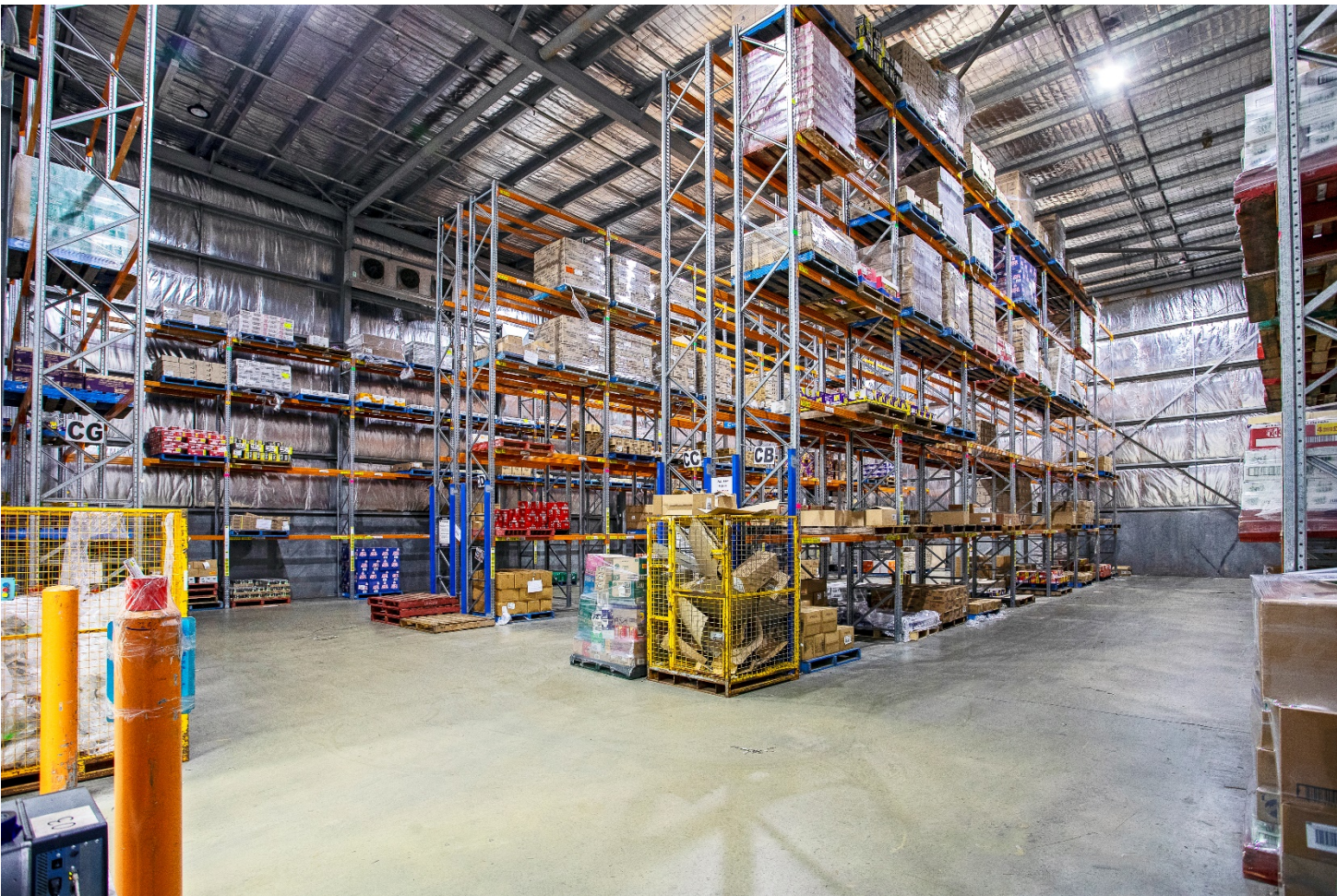
Executive Summary

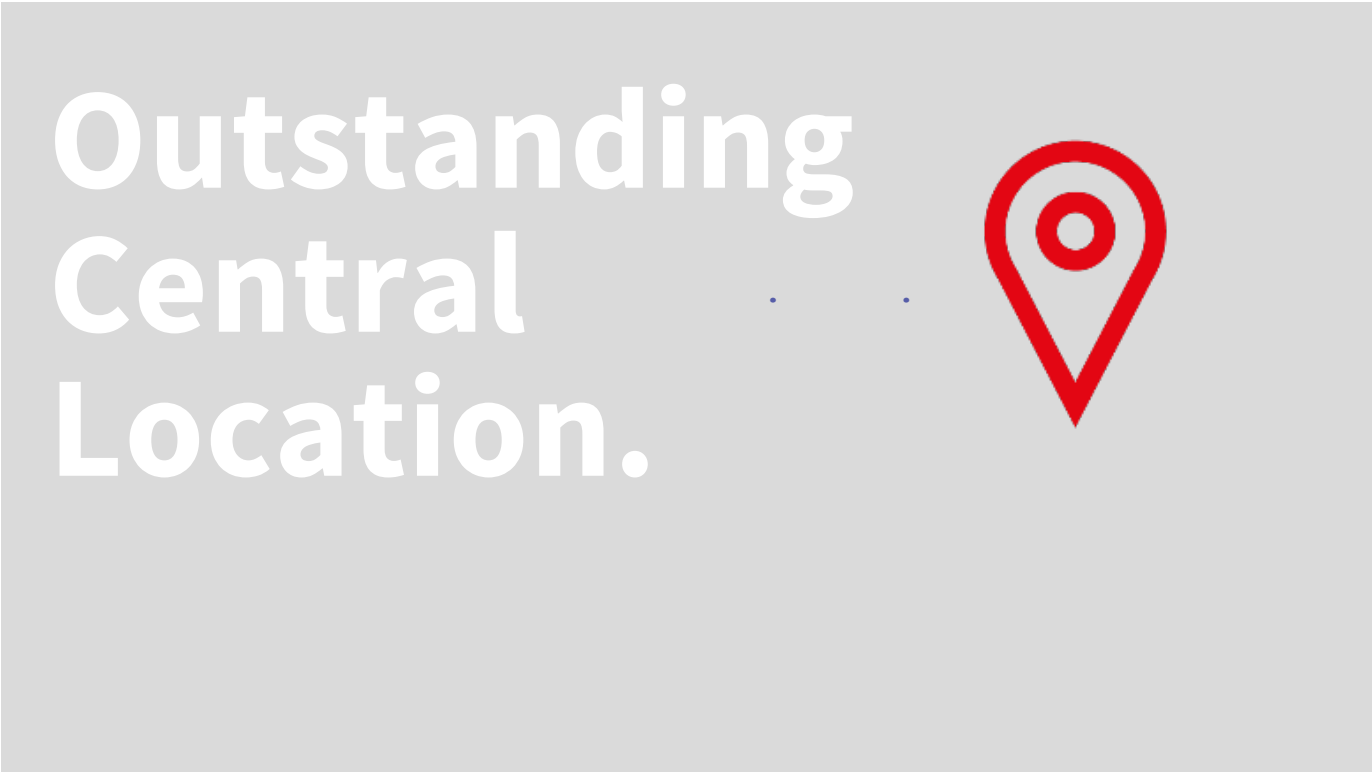
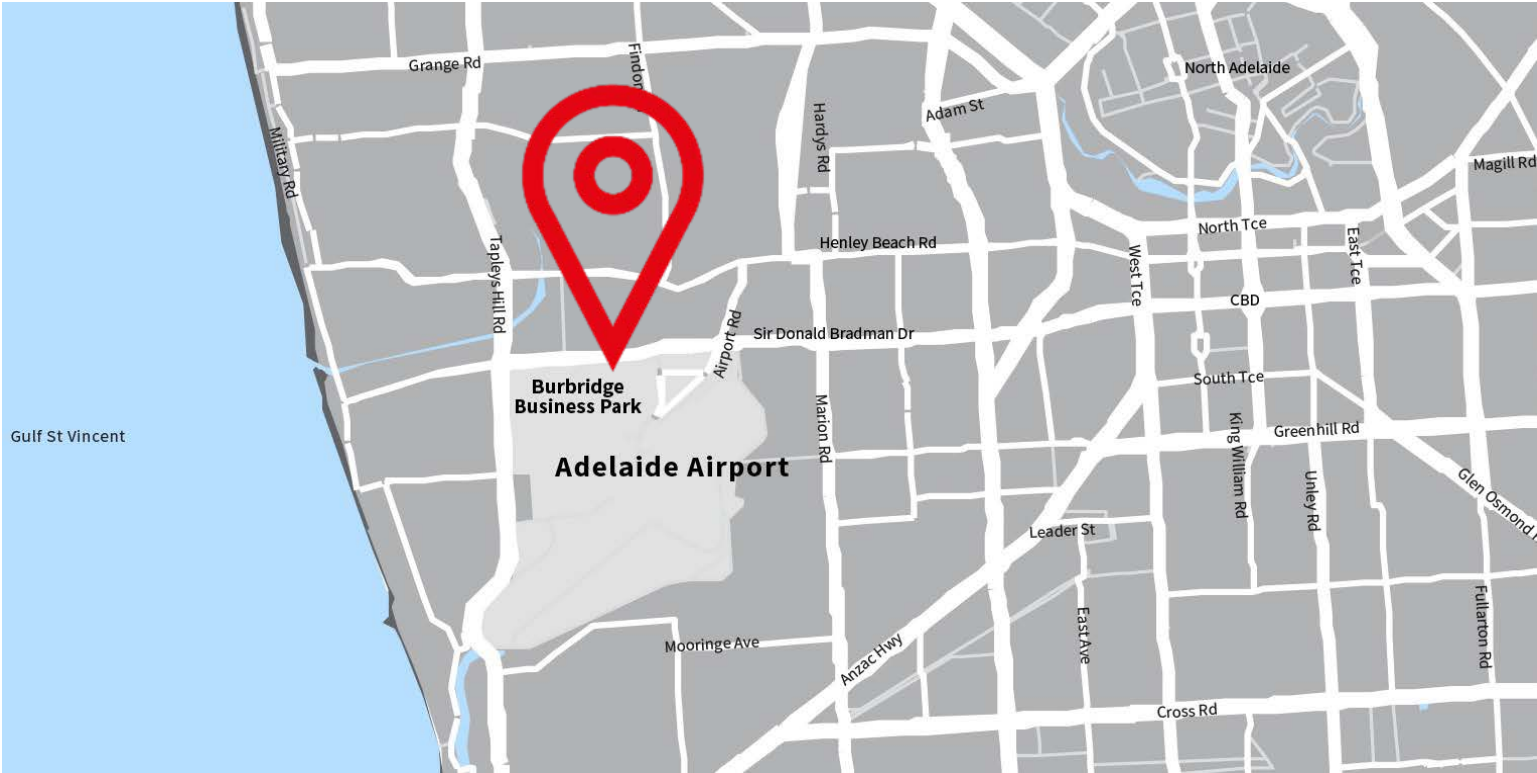
Address	12 – 16 Butler Boulevard
Method	For Lease
Warehouse	15,333 sqm
Office/Amenities	1,502 sqm
Total GLA	16,835 sqm
Site Area	30,621 sqm
Internal Clearance	9.0 m spring height increasing to 10.7 m at the ridgeline (approx.)
Loading docks	3 recessed and 6 on-grade roller shutter doors
Car Spaces	192
Sprinklers	ESFR fire sprinkler system
Awning	Cantilevered awning of 443sqm
Zoning	Permitted use within Burbridge Business Park Policy Area of Airfield Zone
Availability	November 2020
Heavy Vehicle Access	Yes
Hours of Operation	24 Hours/ 7 Days subject to Adelaide Airport approval



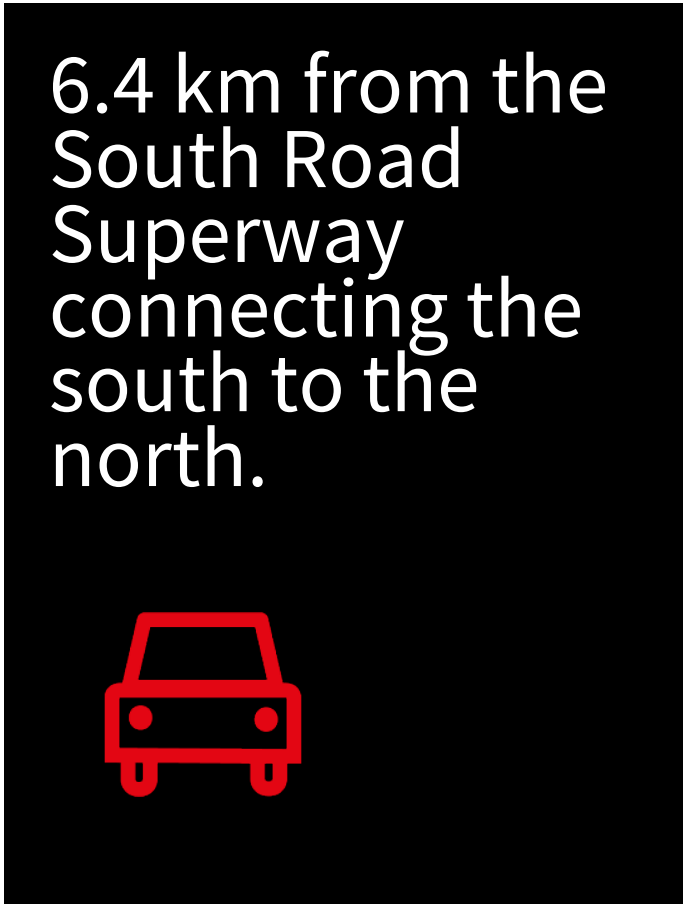








**CBD
7 km.**

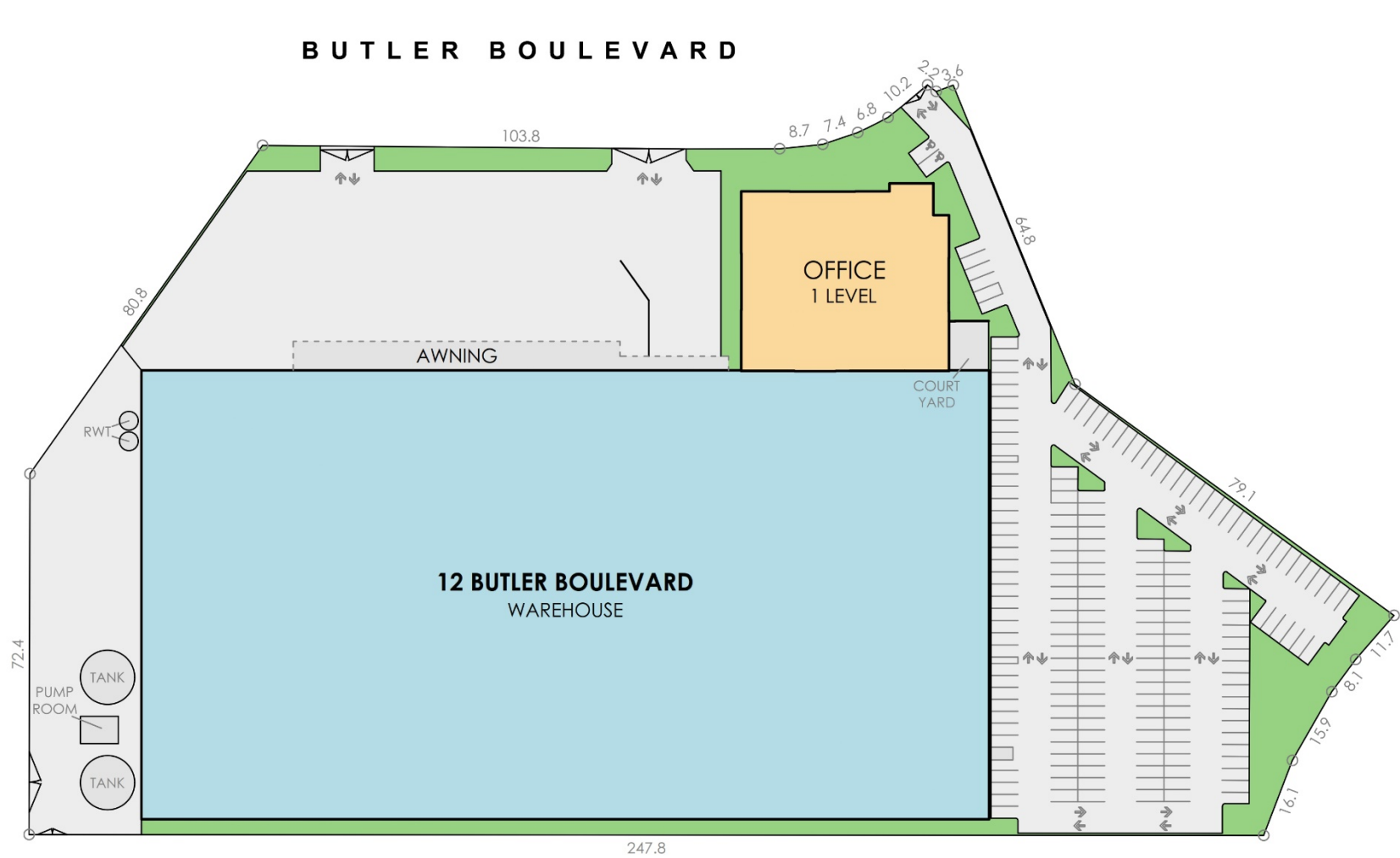


Premium grade space

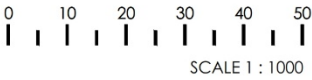
- Warehouse of 15,333 sqm.
- 6 on-grade roller shutter doors.
- 3 recessed loading docks with levellers.
- Prominent signage opportunities.
- Wide cantilevered awning for all weather loading.
- ESFR fire sprinkler system.
- 192 car parks.
- Office including partitioned & open plan areas of 1,502 sqm.
- Flexibility to retain or remove existing office fit-out &/ or warehouse racking as required & smaller areas by negotiation may be possible.



Site Plan



SCHEDULE	
12 BUTLER BOULEVARD	
SITE AREA	30,834 m ²
BUILDING AREA	16,835 m ²
AWNING	443 m ²
CAR PARKING	192 SPACES
<small>DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.</small>	



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