



## Fully Leased Canning Vale Industrial Estate

7-25 Gauge Circuit, Canning Vale, WA 6155

Industrial Fully leased

### About



Located at 7-25 Gauge Circuit, Canning Vale Industrial Estate is conveniently accessed via two street frontages providing excellent vehicle ingress and egress. The fully-sprinklered warehouse accommodation benefits from high clearances (8 - 9m), large canopies, and expansive hardstand areas.

The Canning Vale industrial precinct is close to Fremantle Port, is adjacent to Roe Highway, and provides ease of access to Perth's key arterial road network. This includes Kwinana Freeway, Tonkin, and Leach Highways, all of which provide direct access to Perth International and Domestic Airport, Kewdale Freight Terminal, and the surrounding suburbs of Perth.

### Amenities

-  On-site parking
-  Bicycle storage
-  Nearby café
-  ESFR sprinklered warehouse

### Sustainability

-  LED lighting
-  Water efficient fitting