



For Sale by Expression of Interest closing Wednesday 11 December at 5pm

## Riverland Development – Heart of Berri

21 Guy Street, Berri

Ideally located, large site of 9,000sqm\* in the Riverland, in Residential Zone

- Currently comprises 14 flats, 6 of them have been refurbished
- Site lends itself to alternative use (STCC)
- Currently generating income

Acting Under Instructions from M Lewis and J Hart as Agents for the Mortgagee

Forster Hodgson

08 8233 5222

Guy Bennett 0418 808 548

Tony Ricketts 0418 827 911

Level 25, 91 King William St, Adelaide

View at KnightFrank.com.au/1157360

RLA199257

\*Approx



For Sale by Expression of Interest closing Wednesday 11 December at 4pm

## Outstanding Address, Outstanding Opportunity

123 Greenhill Road, Unley

Ideally located two storey office building of 1,394sqm\* set on large site of 1,598sqm\* with 25 car parks.

- Outstanding central City fringe location
- Ideal for Owner Occupier or Developer
- Excellent value-add opportunity
- Offered with short term lease or vacant possess

08 8233 5222

Peter McVann 0412 833 276

Tony Ricketts 0418 827 911

Guy Bennett 0418 808 548

Level 25, 91 King William St, Adelaide

View at KnightFrank.com.au/1142809

RLA199257

\*Approx



Auction on Friday 13 December at 11am on site (unless sold prior)

## Prime City East Site

18 Queen Street, Adelaide

- Existing workshop of 131.3sqm\*
- Site of 228sqm\*
- RA5 – Residential (Hurtle West) Zone
- Develop up to four levels (stcc)

08 8233 5222

Tony Ricketts 0418 827 911

Level 25, 91 King William St, Adelaide

View at KnightFrank.com.au/1141402

RLA199257

\*Approx



## Open for inspection

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# Warehouse in the right place

A HIGH-profile industrial property at Dry Creek is expected to attract interest from the owner-occupier and local investor markets.

The property comprises 4380sqm of office and warehouse space, located on a 14,300sqm site.

Colliers International director Paul Tierney said property was prominently located in a Adelaide's blue chip inner north industrial precinct.

"The property enjoys the benefits not only of a first class location but also excellent exposure to Cavan Rd and the greater arterial northern road

network, including excellent linkages to Adelaide's northern arterial road network, access to Outer Harbour and the airports," he said.

"In a market characterised by a distinct lack of quality properties, an opportunity of this scale is sure to have strong appeal to a range of buyers."

Mr Tierney said the property was ideal for warehousing and distribution, and was surrounded by premium users including Komatsu, San Remo, Mack Trucks, McMahon Services and Harris Refrigerated.

The property is being offered with short-term holding

### FAST FACTS

#### CAVAN

Address: 44 Cavan Rd

Type: Office-warehouse with short-term income

Agents: Colliers International - Paul Tierney 0401 145 028

income, although there is potential for vacant possession if required, Mr Tierney said.

The property will be auctioned on-site at 11am on November 28.

# Jordan Plumbing spends \$1.6m on growth plans

JORDAN Plumbing has purchased the former Croydon Park home of McCracken Homes in support of the company's continued growth.

The company paid \$1.6 million for the Regency Rd property, where it will consolidate its South Australian staff.

Jordan Plumbing managing director Dale Anderton said the new premises would also give the company more ex-

posure "The company has transformed over the last five years - we've had to occupy two properties due to rapid growth," he said.

"It's a great corner location and it offers large modern offices and warehouse facilities which will enable us to undertake the construction and maintenance work at our business's core."

Jordan Plumbing is working

on a number of major projects including the Convention Centre upgrade, the new People's Choice Credit Union building at 50 Flinders St and the Victoria Square redevelopment.

The company employs more than 160 staff across South Australia and the Northern Territory. The transaction was negotiated by Knight Frank.

## Berger buys property

AN owner-occupier has acquired a 4250sqm development site at Wingfield for \$875,000.

Berger Properties acquired the land at 4 Berger Rd, located metres from the newly completed Gallipoli Drive.

CBRE manager David Ludlow, who sold the property on behalf of Chemovations, said the new owner planned to construct an office warehouse for light manufacturing activity.

## Maras takes out best practice gong

MARAS Group has taken out an international award in recognition of its commitment to best practice development and quality management strategies.

The company was recognised by the European Society for Quality Research (ESQR) as a winner in the gold category of the 2013 European award for best practices.

The ESQR recognises best

practices and quality awareness and achievements in regional and global markets.

Maras Group managing director Steve Maras will travel to the awards convention in Vienna next month, where he will talk about the contribution of Maras Group to South Australia's development industry.

Maras Group was one of two Australian businesses recognised in the awards.