



960-980 ABERNETHY ROAD HIGH WYCOMBE



Perth's **premier** logistics location



A Premium Grade Industrial Park.



**BUILDING AREAS
FROM 3,000sqm
to 22,000sqm**



Concept Image

Welcome to 960-980 Abernethy Road, High Wycombe

Forming part of the Abernethy Road Industrial Area (ARIA) (previously Aurizon Rail Terminal) this is the latest and most significant industrial land release to be delivered in Perth's Eastern Industrial Corridor.

Perfectly positioned for success, the Abernethy Interchange Industrial Park is set to become Perth's premium grade Industrial development which will offer a range of built to suit modern high truss ESFR sprinklered warehouse, distribution workshop and corporate office facilities. This truly is a rare development opportunity in a location already home to a vast variety of national and international companies in the logistics, rail, air and sea sectors.

Abernethy Interchange Park will feature modern office elevations, up to 13 meter high warehouse clearance with modern high volume sprinkler reticulation, recessed loading docks and container loading areas whilst all being built with high energy efficiency and the environment in mind.

FEATURES

**TOTAL:
44,557SQM
ESTATE
AREA**

**3,000 to
22,000SQM**
Building
Areas

RAV7
Network

High Wide
Load Access

The Location

ACCESS & PARKING

- High car park ratio for light vehicle
- Common internal road allowing manoeuvring/decoupling off main road

Strategically Positioned with direct RAV 7 triple road train access off Abernethy Rd you are only minutes from every major arterial road the East and it's wider road network. Abernethy Interchange's 500 metre street frontage provides quick and convenient access to the following major roads; and best infrastructure.

Abernethy Interchange Park

Perth Airport
(2 min | 2 km)

Perth Airport Rail Station | Opening Late 2021
(2 min | 2 km)

Access to Leach and Tonkin Highways
(6 min | 4 km)

Access to Roe Highway North & South
(7 min | 5 km)

Kewdale Rail Terminal
(7 min | 5 km)

Welshpool Road
(11 min | 6.5 km)

Access to Reid Highway
(14 min | 12 km)

Kwinana Freeway
(18 min | 17 km)





LEACH HWY

TONKIN HIGHWAY

ABERNETHY ROAD

 **Abernethy**
INTERCHANGE PARK



The Coxon Group is known for premium Commercial and Industrial Design and Construction Developments in Perth's Core Industrial Precincts.

Having over fifty years' experience in design, development, leasing and management of Commercial properties and warehouses in Western Australia, we provide many businesses with specialised accommodation requirements. The Coxon Group knows how necessary it is to take the time to find out what is important to their client's business in order to locate, customise and build suitable premises that will last and meet their clients' current and future expectations.

See more at www.coxongroup.com.au.



Concept Image



Lease Terms and Contact

Abernethy Interchange Park is a Design & Construct opportunity for multiple business types including logistics, transport, mining services & manufacturing.

For further information or to organise an inspection, please contact the exclusive leasing agents below.



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Abernethy Interchange Park - Site Summary

| | |
|---|------------------------------------|
| Total Site Area: | approx. 44,557m² |
| Stage 3 - Service Station Site Lease Area: | approx. 5,700m² |
| Total Car Parking on Site (f.b.c.): | approx. 230 bays |

| | |
|-----------------------------------|---|
| Stage 2 Site Lease Area: | approx. 13,400m² |
| Stage 2 Building Area: | approx. 8,300m² Warehouse: approx. 6,500m ² Office (f.b.c.): approx. 800m ² |
| Stage 2 Hardstand Area: | approx. 6,500m² |
| Stage 2 Total Canopy Area: | approx. 2,300m² |

| | |
|-----------------------------------|---|
| Stage 1 Site Lease Area: | approx. 12,200m² |
| Stage 1 Building Area: | approx. 8,000m² Warehouse: approx. 7,000m ² Office (f.b.c.): approx. 1,000m ² |
| Stage 1 Hardstand Area: | approx. 4,700m² |
| Stage 1 Total Canopy Area: | approx. 2,300m² |



1. Site Plan

CONCEPT PLAN - AMENDED TO SUIT TENANT REQUIREMENTS



1. Detail Site Plan



980AI.COM.AU



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