

# Raine&Horne.<sup>®</sup> Commercial

CANNING VALE  
33 Baile Road

515 sqm

## RARE BAILE ROAD LEASED INVESTMENT

### Sold

Raine & Horne Commercial are pleased to present to the market a rare opportunity to secure a high-quality leased investment positioned on a prominent corner site – the gateway property to the highly sought-after Swan Brewery Industrial Estate in Canning Vale.

33 Baile Road offers exceptional exposure to Baile Road and the added convenience of dual access via Enterprise Court, providing efficient truck and delivery access.

The property is securely leased on a new 1 + 1 year term to Phoenix EMS, a leading Australian electrical solutions provider who have occupied the premises since brand new in 2020.

#### Property Highlights:

- Ground Floor Office: 75sqm\*
- First Floor Office: 102sqm\*
- Warehouse: 256sqm\*

Property ID	L15349932
Property Type	Industrial/Warehouse
Building / Floor Area	515

#### AGENT

**Jack Diuitini**

📞 0424900265

✉️ [jack.diuitini@rhcwa.com.au](mailto:jack.diuitini@rhcwa.com.au)

- Total Strata Area: 433sqm\*
- Additional Mezzanine: 82sqm\*
- Dual Access Points
- 6 Allocated Car Bays
- 2 x Motorised Roller Doors
- Ducted Reverse-Cycle Air Conditioning
- High-Quality Office Fit-Out

Passing Rent: \$90,000 p.a. + Outgoings + GST

\*approx

For further details or to arrange an inspection, please contact Jack Divitini.