

Raine&Horne® Commercial

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KELMSCOTT
95 Champion Drive

100 - 195 sqm

UNRIVALLED MAIN ROAD INDUSTRIAL-COMMERCIAL UNIT DEVELOPMENT

Contact Agent for Pricing

Raine & Horne Commercial is pleased to market our latest unique premium industrial development, K-95.

Sales underway – Secure your unit today!

A brand-new industrial unit development consisting of 21 strategically designed units. Unit sizes range from 100sqm – 195sqm, offering flexibility to cater for multiple uses to suit different occupiers and investors alike.

K-95 is supremely positioned on Champion Drive, the main commercial thoroughfare through Kelmscott's established industrial area, straight off Tonkin Highway. Along with excellent access and exposure to Champion Drive, K-95 provides its occupants with outstanding connectivity via nearby major arterial road networks to not only Tonkin Highway but also Ranford Road, Armadale Road and Albany Highway.

Supreme amenity with 7-Eleven Service Station / showrooms adjacent, walking distance to

Property ID	L31612909
Property Type	Industrial/Warehouse
Building / Floor Area	100 - 195
Land Area	6237.0 sqm

AGENT

Scott Waddell

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Coles and Champion Drive Shopping Centre and within close proximity to industrial businesses including electrical, mechanical, construction and engineering.

Construction commencement is anticipated for the beginning of 2026 with completion anticipated for the end of 2026.

DEVELOPMENT FEATURES:

- Direct exposure and access to Champion Drive
- Modern secure complex with parapet walls and garrison fencing
- Signage available on each unit & pylon sign for the front 8 units
- Motorised gates to secure complex after hours
- Double crossover access to the complex providing easy entry/exit
- Wide driveways and strategically placed car bays to assist vehicle/trailer maneuverability
- High end finishes throughout
- High truss and LED lighting
- Large motorised roller doors 4m x 4.5m

Ease of access

- Kitchenette and bathroom facilities in each unit
- Exclusive use car bays allocated and bike racks in each unit

DISTANCES:

Tonkin Highway: 2 – minute drive

Armadale Road: 5 – minute drive

Maddington: 16 – minute drive

Kwinana Freeway: 18 – minute drive

Canning Vale: 20 – minute drive

Welshpool / Kewdale: 24 – minute drive

Do not miss this opportunity to secure a brand-new warehouse unit in this established industrial area – there is no quality comparable offering in the immediate area, supporting unit values now and in the future.

Pricing will increase as units are contracted.

For the full price list and copy of the building plans, please contact the exclusive selling agents, Jack Divitini or Scott Waddell.