



174 Cormack Road  
Wingfield SA

For Sale

Information Memorandum

Leedwell

February 2026

Leedwell is an energetic and progressive brand – we lead the way in our industry in more ways than one, and by working together, collaborating and supporting each other, Leedwell will make its mark on the industry in the eyes of our clients, our networks and our competitors.

# Contents

Introduction	04
Executive Summary	06
Location	08
Plan of Division	11
Town Planning	12
Improvements	14
Lease Details	16
Method of Sale	19
Annexures	21

# Introduction

High quality investment offerings in the South Australian industrial market have been scarce in recent times, so we are excited to bring to market an opportunity in one of Adelaide's premier locations that is sure to impress.

Features of the offering include:

- Located on Adelaide's industrial 'Golden Mile'
- Securely leased to Weir Minerals Australia Ltd until 31 December 2029
- Current net annual rental of \$325,402 plus GST
- High quality improvements measuring 2,355sqm
- Valuable awning providing undercover loading of 792sqm
- Drive around accessibility with several loading doors
- Site area of 6,016sqm
- Community title, stand-alone site
- Dual access and egress points
- 90kw solar panel system

The property is offered for sale via Expressions of Interest, closing at the office of Leedwell Property at 4pm (Australian Central Standard Time) on Tuesday, 17 March 2026.

Inspections are by appointment only and must occur after 3pm on workdays to ensure safe site visits.

We recommend your consideration of this quality offering and invite you to contact us to discuss further or to arrange an inspection.



# Executive Summary

Address	174 Cormack Road, Wingfield SA
Location	Wingfield is considered one of Adelaide's premier industrial suburbs, benefiting from direct access to the primary road network and transport nodes.
Legal Particulars	The site is subject to a community title land division (council approval received) where one certificate of title will be issued once the deposit of plan is complete.
Town Planning	Strategic Employment – City of Port Adelaide Enfield.
Site Details	Proposed site area of 6,016sqm.
Improvements	<ul style="list-style-type: none"><li>→ Office Warehouse – 2,355sqm</li><li>→ Awning – 792sqm</li></ul>
Lease Details	<ul style="list-style-type: none"><li>→ Leased to Weir Minerals Australia Ltd</li><li>→ Expiry date 31 December 2029</li><li>→ Current net rental of \$325,402 per annum</li><li>→ Annual rent reviews to CPI</li><li>→ Lessee pays all outgoings</li><li>→ Bank guarantee</li></ul>
Method of Sale	Expression of Interest closing 4pm on 17 March 2026.



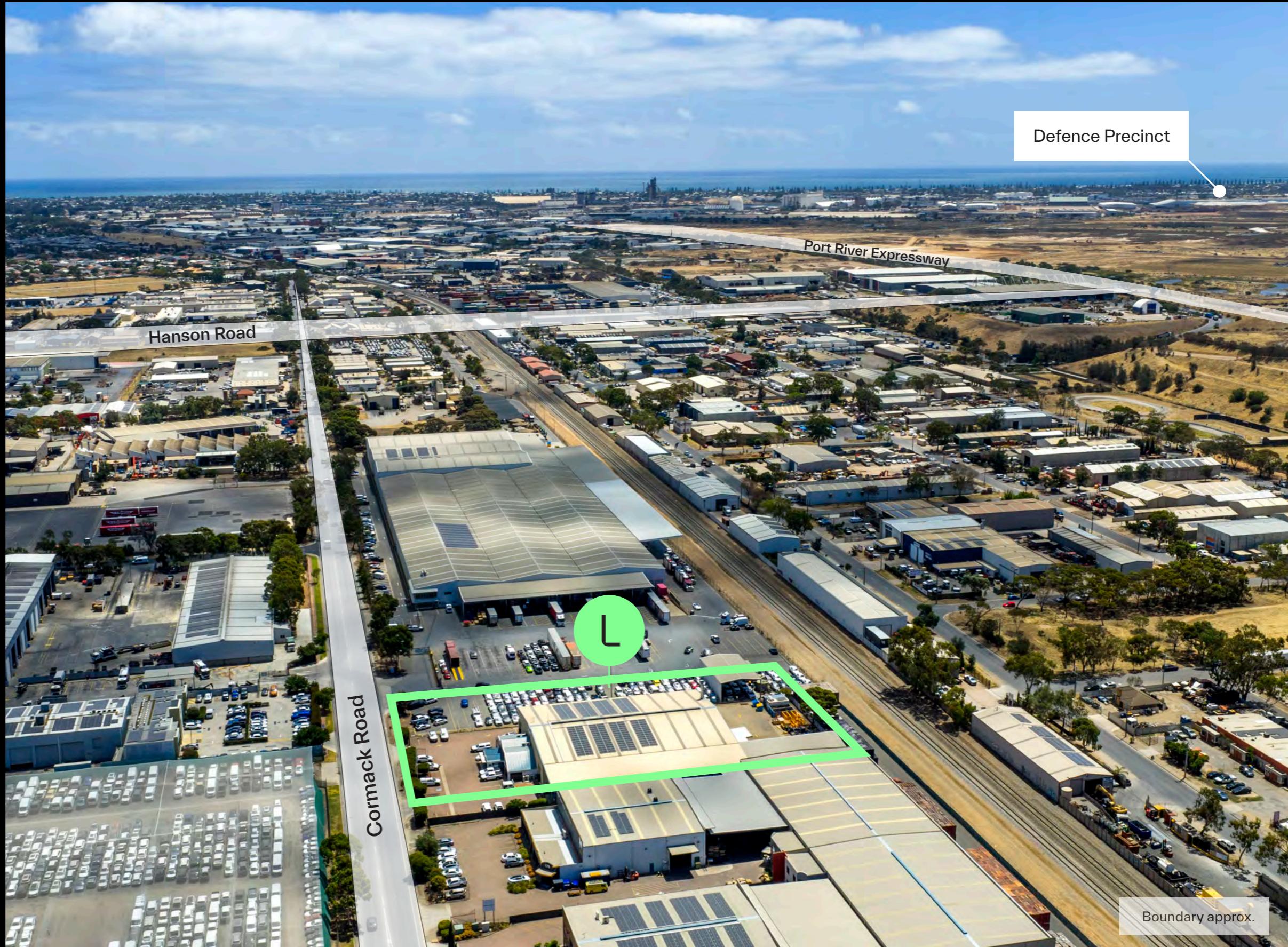
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# Location

Cormack Road in Wingfield hosts numerous national companies in premium properties, and 174 Cormack Road is no exception. This address lies within an area often referred to as the “Golden Mile”. Occupiers in surrounding properties include Ceva Logistics, Weber BBQs, Vittoria Coffee, Loscam, United Fasteners and Scania.

Cormack Road has immediate access to the North-South Motorway, Churchill Road North, Hanson Road and Kapara Road together with indirect access to Grand Junction Road, the Port River Expressway and Northern Expressway.

Such connectivity provides access advantages for customers, suppliers and staff.



# Plan of Division



Having developed several buildings on the one title over the years, the Vendor has created separate community titles for ease of servicing and to facilitate divestment. The proposed allotment is the subject of a land division process that has received council approval.

See annexure A for the Proposed Plan of Secondary Community Division and Annexure B for the Decision Notification Form received from the City of Port Adelaide Enfield.

The Vendor has commenced satisfying the conditions of the approval from the council and will complete all requirements to ensure the title can be issued.

The subject land comprises the western portion of the original development and once the land division is completed will measure 6,016sqm with the following dimensions:



Cormack Road Frontage - 50.03m



Eastern Boundary - 110.96m



Rear Boundary - 54.31m

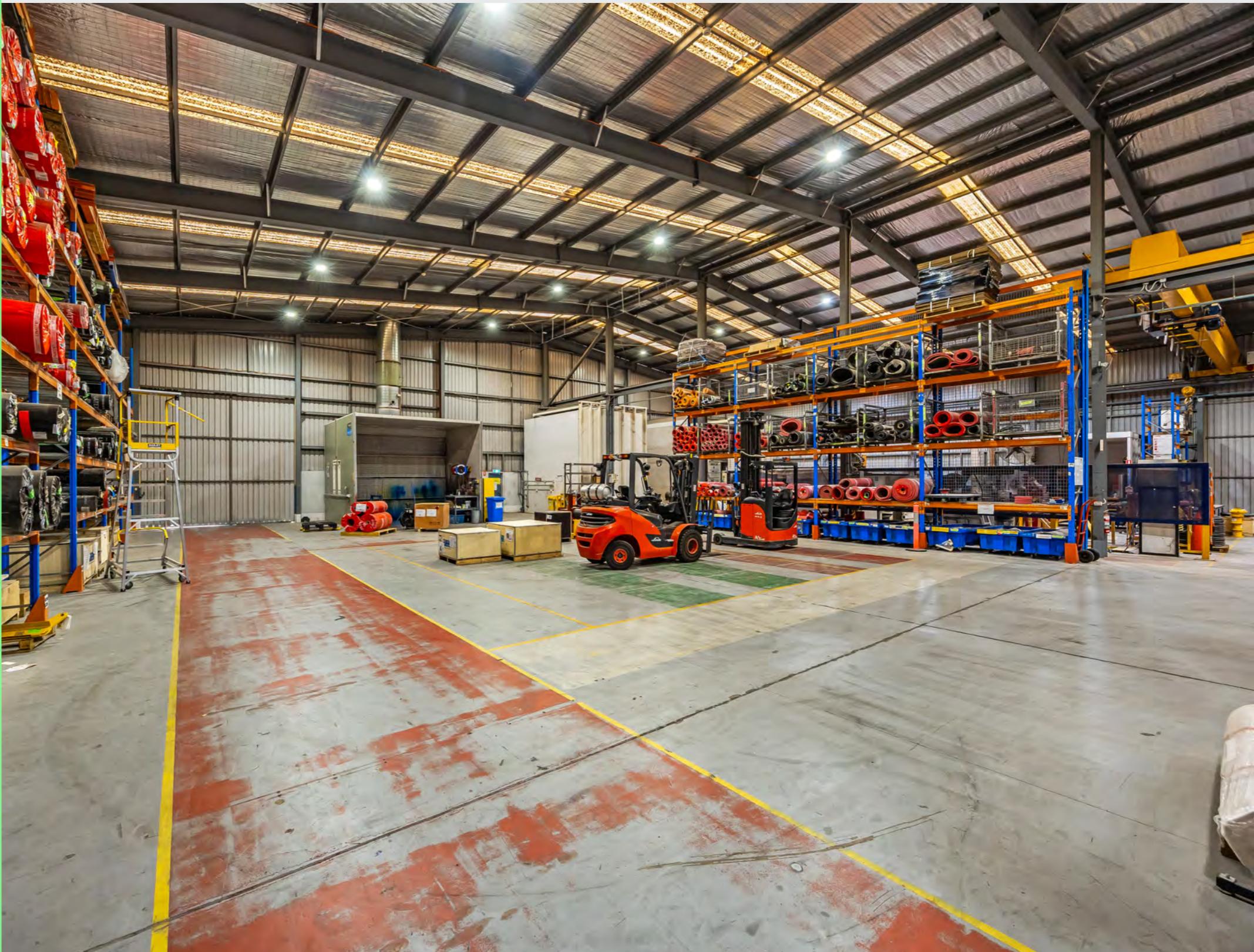


Western Boundary - 110.95m

# Town Planning

The property is situated with the City of Port Adelaide Enfield – Strategic Employment zone.

The desired outcomes of the zone are to accommodate a range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.



# Improvements

The improvements comprise of a high quality, office warehouse with an adjacent, large awning.

Centrally situated on the land, the improvements allow all truck movements to circulate the building, providing multiple access points while car parking for customers and staff is provided for at the front of the building.

The office component represents corporate quality accommodation across two floors and consisting of open plan areas, partitioned offices, meeting rooms, storage areas, lunchroom and toilet / locker facilities.

The warehouse has several features and advantages including one central row of columns, high internal clearance, multiple roller door access points, concrete floor, 200amp 3-phase power supply, LED lighting and skylights.

The adjacent awning, spanning the entire eastern wall of the warehouse and beyond measures 792sqm and provides valuable all-weather loading and unloading.

The site boundaries are securely fenced with the frontage to Cormack Road featuring steel palisade fencing and motorised access and egress gates.

The Vendor has entered into an agreement with Mondo Power Pty Ltd to install solar panels to the roof of the warehouse and supply power to the building. A summary of the agreement is as follows and a copy of the agreement can be made available by request.

Commencement:	1 December 2021
Agreement Term:	15 Years (expiry 30 November 2036)
System:	PV 99.9kW
Current Purchase Price:	9.62 centre/kWh
Termination Payment:	Buyout @ end Yr 5 = \$56,102 Buyout @ end Yr 10 = \$28,051 Buyout @ end Yr 15 = \$0

Overall, the site presents as a functional, future proof and high quality offering.



## Lessee's Plant, Equipment, Fixtures & Fittings

The following is a list of plant, equipment, fixtures and fittings that have been installed by the Lessee and do not pass with the property.

- All overhead and jib cranes
- Internal concrete bunkers
- External wash bay and awning

These items are expected to form part of the make good upon the Lessee vacating the building.

# Lease Details

Weir has occupied the building since 2014 and has renewed its lease several times.

The current lease details can be summarised as follows:



Lessee

Weir Minerals Australia Pty Ltd



Lease Commencement

1 January 2025



Lease Expiry Date

31 December 2029



Term of Lease

5 Years



Current Net Rental

\$325,402 per annum



Rent Reviews

Annual CPI (All Groups)  
Adelaide



Outgoings

Payable by the Lessee  
Refer Annexure C -  
Outgoings Schedule



Security

Bank Guarantee  
\$140,000

A copy of the lease can be made available upon request





# Method of Sale

The property is offered for sale via Expressions of Interest campaign closing at the office of Leedwell Property on 17 March 2026 at 4pm (Australian Central Daylight Time).

All offers are to be submitted in the prescribed EOI form and addressed to the exclusive selling agents, Steve Smith or Henry Treloar. We propose to respond to parties who comply with the Expressions of Interest process as soon as possible and seek to enter into a contract with the preferred party immediately upon agreeing terms.

Please note the Vendor reserves the right to withdraw from this process without reason, modify any of the terms of the sale and will not be obliged to respond to, accept or proceed with a sale at its discretion. The Vendor is not responsible for any costs or expenses incurred by a prospective purchaser in preparing and lodging an EOI or undertaking any due diligence.

## Inspections

Inspections are by appointment only and must occur after 3pm on workdays to ensure safe site visits.

## Due Diligence Information

Further details will be made available to approved purchasers to assist in their assessment of the opportunity. If you wish to review the Due Diligence information, please make a request to one of the selling agents.



Steve Smith  
Partner  
0410 532 022  
steve.smith@leedwell.com.au



Henry Treloar  
Director – Industrial  
0412 404 426  
henry.treloar@leedwell.com.au



## ANNEXURES

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## **Annexure A**

### **Proposed Plan of Secondary Community Division**

## DRAFT

PURPOSE:	SECONDARY COMMUNITY	AREA NAME:	WINGFIELD	APPROVED:	<b>C44314</b>  DEPOSITED/FILED:  SHEET 1 OF 2  text_01_v01
COUNCIL:	CITY OF PORT ADELAIDE ENFIELD	DEVELOPMENT NO:	040/C490/25/001		
LAST PLAN:	C28107				
AGENT DETAILS:	STEED SURVEYORS & LAND DIVISIONS 23 SYDENHAM RD NORWOOD, SA 5067 PH: 8362 7900 FAX: 8363 5154	SURVEYORS CERTIFICATION:			
AGENT CODE:	SSLDP				
REFERENCE:	14173C1.0/BAC				
SUBJECT TITLE DETAILS:					
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER
CT	6135	229		LOT(S)	1
PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN		
C	28107	PORT ADELAIDE			
OTHER TITLES AFFECTED:					
EASEMENT DETAILS:					
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE
					IN FAVOUR OF
					CREATION
ANNOTATIONS:					
THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY SERVICE INFRASTRUCTURE SHOWN WAS PLOTTED FROM ENGINEERING PLANS PROVIDED BY THE OWNER. OTHER SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS					

# LOCATION & SERVICE INFRASTRUCTURE PLAN

D34395

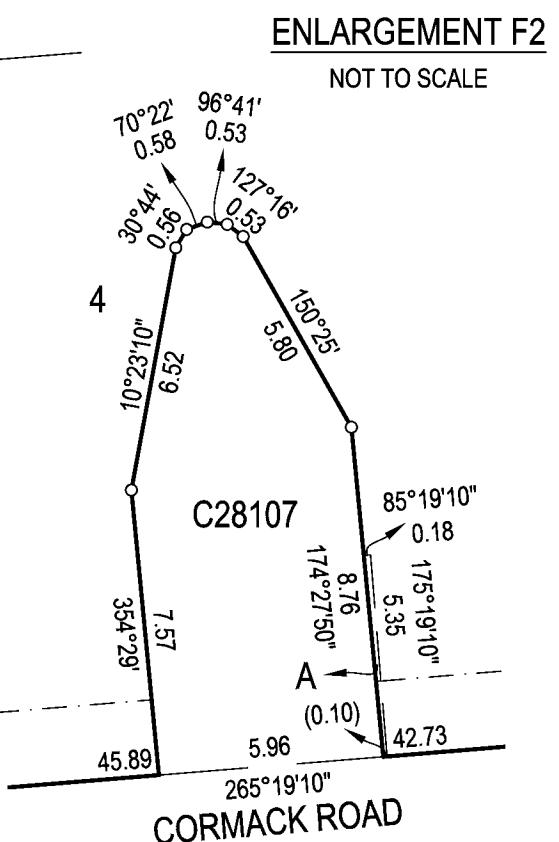
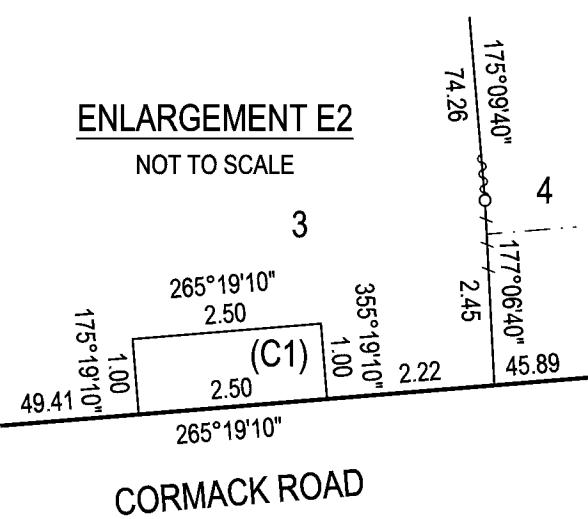
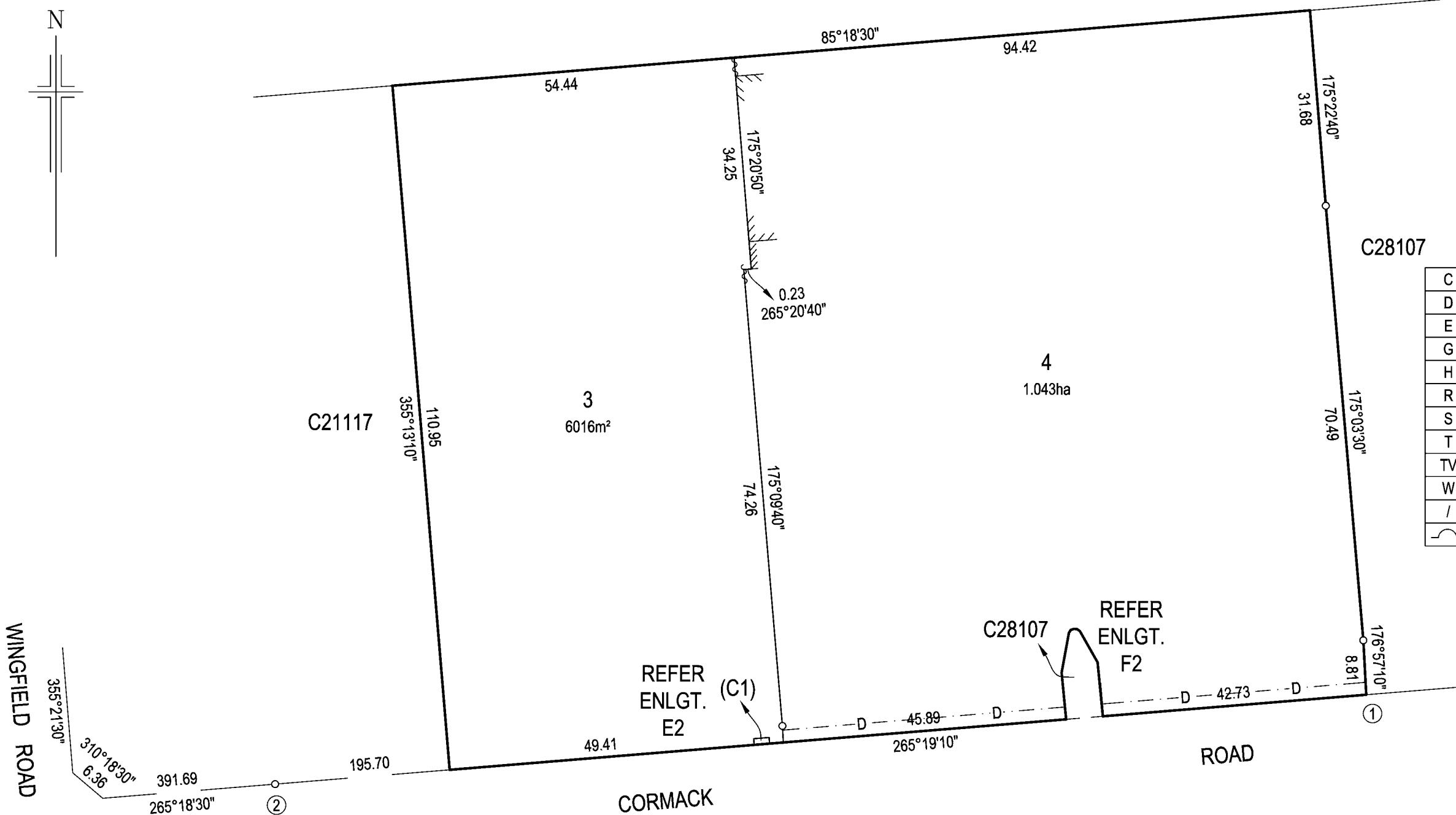
C44314

SHEET 2 OF 2

pland\_V1

BEARING DATUM:	(1)-(2) 265°19'10"
DERIVATION:	C28107 ADOPTED
DRAWING SCALE FACTOR:	1.0
ORIGIN POINT:	
TOTAL AREA:	1.645ha

C	COMPUTING SERVICES
D	DRAINAGE PURPOSES
E	ELECTRICITY PURPOSES
G	GAS SUPPLY / RETICULATION
H	HEATING OIL
R	RADIO SERVICE
S	SEWER SYSTEM
T	TELEPHONE SYSTEM
TV	TELEVISION SERVICE
W	WATER SUPPLY / RETICULATION
/	SERVICES IN SAME TRENCH
~	SERVICES CROSS OVER



**Steed** surveyors + land divisions

**Norwood - 08 8362 7900**  
23 Sydenham Road 5067

**Murray Bridge** - 08 8532 5200  
Murrundi Building, 30 Seventh Street 5253

**Kangaroo Island - 08 8559 4283**

info@steedsurveyors.com.au

**Murray Bridge** - 08 8532 5200 ACN 614 910 691

Murrundi Building, 30 Seventh Street, Hobart, Tasmania 7000, Australia

**Kangaroo Island - 08 8559 4283**

REFERENCE: 14173C1.0 13/02/26 BAC,ELT

## **Annexure B**

### **Decision Notification Form**

## DECISION NOTIFICATION FORM

*Section 126(1) of the Planning, Development and Infrastructure Act 2016*

### TO THE APPLICANT(S):

Name: Michael Illicic
Postal address: 23 SYDENHAM ROAD NORWOOD SA 5067
Email: info@steedsurveyors.com.au

### IN REGARD TO:

Development application no.: 25009248	Lodged on: 28 Apr 2025
Nature of proposed development: Community land division creating two allotments from one (retaining existing buildings) and internal building works	

### LOCATION OF PROPOSED DEVELOPMENT:

<b>Location reference:</b> LOT 1 CORMACK RD WINGFIELD SA 5013		
<b>Title ref.:</b> CT 6135/229	<b>Plan Parcel:</b> C28107 FL1	<b>Council:</b> CITY OF PORT ADELAIDE ENFIELD

### DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	24 Nov 2025	2	0	Assessment Manager at City of Port Adelaide Enfield
Land Division Consent	Granted	24 Nov 2025	8	0	Assessment Manager at City of Port Adelaide Enfield
Development Approval - Planning Consent; Land Division Consent	Granted	24 Nov 2025	10	0	City of Port Adelaide Enfield

<b>FROM THE RELEVANT AUTHORITY:</b> City of Port Adelaide Enfield
Date: 24 Nov 2025

### CONDITIONS

#### Planning Consent

##### Condition 1

The development approved herein shall be in accordance with approved plans and documentation.



## **Condition 2**

A report from a Building Surveyor stating that all the fire safety features of the existing building/s comply with the National Construction Code must be submitted prior to issue of Section 138 Clearance. Any alteration to the building may require a development application to be submitted to the Council.

## **Land Division Consent**

### **Conditions imposed by SPC Planning Services under Section 122 of the Act**

#### **Condition 1**

Payment of \$8707.00 into the Planning and Development Fund (1 allotment/s @ \$8707.00/allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently \$1154.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at [plan.sa.gov.au](http://plan.sa.gov.au), over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

#### **Condition 2**

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

### **Conditions imposed by South Australian Water Corporation under Section 122 of the Act**

#### **Condition 3**

This development is within a current Augmentation Charge area and SA Water Gazetted Augmentation charges shall be paid by the developer.

#### **Condition 4**

If a connection/s off an existing main is required, the connection/s to your development will be a standard or a non-standard costs. This will be determined by an investigation where appropriate.

#### **Condition 5**

Please note for Torrens Title developments that it is the developers responsibility to ensure that all internal pipework, water and wastewater, is contained within the new allotment boundaries.

#### **Condition 6**

SA Water has water/wastewater network assets within close proximity to the location of this development.

An investigation, if required, will be undertaken following the provision of the development details to enable a servicing strategy to be provided. Augmentation infrastructure works may need to be undertaken by the Developer and/or SA Water to enable servicing of this development. SA Water may contribute to the cost of these works.

SA Water Gazetted Augmentation Charges, Connection and Extension Fees and Capacity Upgrade fees and charges shall be paid by the developer.

SA Water may contribute to any material upsizing requirements.

#### **Condition 7**

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

<https://www.sawater.com.au/building,-developing-and-plumbing/new-connections-and-alterations/connection-fees>

#### **Condition 8**

The builder/developer will need to determine and verify if the depth of the existing sewer connection(s) is suitable for the development.

## ADVISORY NOTES

### Planning Consent

#### Advisory Note 1

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Further information on appeals can be found online at: [https://plan.sa.gov.au/development\\_applications/getting\\_approval/how\\_applications\\_are\\_assessed/decision](https://plan.sa.gov.au/development_applications/getting_approval/how_applications_are_assessed/decision)

Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

#### Advisory Note 2

The granting of this consent does not remove the need for the Applicant to obtain all other consents that may be required by other statutes or regulations. The Applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.

The consent does not override the authority of any encumbrance or easement that might be present on the land.

#### Advisory Note 3

The Local Government Act 1999 provides that the Council may adopt, alter or substitute a numbering system for buildings and allotments. It is an offence to adopt a number that is inconsistent with the numbering system adopted by the Council.

#### Maximum Penalty : \$2,500 fine

To ascertain the number(s) that must be used, contact the Council's Street Numbering Officer on telephone 8405 6600 or e-mail [service@cityofpae.sa.gov.au](mailto:service@cityofpae.sa.gov.au).

#### Advisory Note 4

The development must be substantially commenced within 24 months and be completed within 3 years of the date of Development Approval, unless this period has been extended by the relevant authority.

#### Advisory Note 5

The Applicant is advised that any works affecting Council owned land, either temporarily or permanently, requires arrangements to be made with Council's City Assets Department prior to any works been undertaken. This includes (but not limited to):

- Stormwater Connections;
- Driveways;
- Scaffolding on Footpaths;
- Outdoor Dining

Further Information can be obtained online at <https://www.cityofpae.sa.gov.au/development/development-services/permits> or the City Assets Department on telephone 8405 6600.

#### Advisory Note 6

Application for a final land division certificate of approval under Section 138 of the Planning, Development and Infrastructure Act 2016, together with the associated fee, must be lodged with the State Planning Commission (SPC) within 24 months of the date of this consent or approval, unless this period has been extended by the relevant authority. The final land division certificate of approval must then be obtained from SPC to complete the development within 3 years of the date of this consent or approval, unless this period has been extended by the relevant authority.

### Land Division Consent

#### Advisory Notes imposed by SPC Planning Services under Section 122 of the Act

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption.

Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:  
[www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments](http://www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments)

#### **CONTACT DETAILS OF CONSENT AUTHORITIES**

Name: Assessment Manager at City of Port Adelaide Enfield	Type of consent: Planning and Land Division
Telephone: 08 8405 6600	Email: DS.portalworkflow@cityofpae.sa.gov.au
Postal address: PO Box 110, Port Adelaide SA 5015	

## **Annexure C**

### **Outgoings Schedule**

## 2025/26 OPEX Letter

174-184 Cormack Road Wingfield	100%
Council Rates	\$ 71,471.40
Water Rates	\$ 16,348.50
Emergency Services Levy	\$ 15,200.12
Insurance	\$ 65,767.03
Air Conditioning	\$ 2,000.00
Fire Maintenance	\$ 2,000.00
Pest Control	\$ -
Management & Administration	\$ 46,854.03
<b>TOTAL</b>	<b>\$ 219,641.07</b>

check \$ 321,908.97  
 plus LT \$ 102,267.90  
**\$ 321,908.97**

174-176	
Weir Minerals Australia Ltd	29.18%
Council Rates (As assessed)	\$ 25,393.20
Water Rates	\$ 4,770.49
Emergency Services Levy	\$ 4,435.39
Insurance	\$ 19,190.82
Air Conditioning	\$ 583.60
Fire Maintenance	\$ 583.60
Pest Control	\$ -
Management & Administration	\$ 13,672.00
<b>Subtotal</b>	<b>\$ 68,629.11</b>
Weir's proportion of Land Tax	\$ 29,841.77
<b>TOTAL (Incl. Land Tax)</b>	<b>\$ 98,470.88</b>

PROPORTIONS AS PER AREA (DO NOT USE)	
Weir Minerals Australia Ltd	\$ 64,089.45
Metamorf Engineering	\$ 30,038.35
Weber-Stephen Products Co. (Austr)	\$ 88,395.28
Cantarella Bros Pty Ltd	\$ 37,117.99

## **Annexure D**

### **Expression of Interest Form**

# Leedwell

## EXPRESSION OF INTEREST FORM

This document should be used for registering an Expression of Interest for the purchase of 174 Cormack Road, Wingfield SA (Certificate of Title Volume 6135 Folio 229).

**Expressions of Interest close 4:00pm on Tuesday, 17 March 2026.**

Following completion of the details set out in this form, we ask it be marked '**Private & Confidential**' and forwarded to:

Leedwell Property Pty Ltd  
Level 1, 16 Hutt Street  
Adelaide SA 5000

Agent: Steve Smith  
Mbl: 0410 532 022  
Email: [steve.smith@leedwell.com.au](mailto:steve.smith@leedwell.com.au)

Agent: Henry Treloar  
Mbl: 0412 404 426  
Email: [henry.treloar@leedwell.com.au](mailto:henry.treloar@leedwell.com.au)

### **The Vendor:**

I/We as described below wish to tender this Expression of Interest in the property as described and submit the following details and terms for consideration. I/We acknowledge that the Vendor is not bound to negotiate with any person who submits an offer. This process does not create any binding obligations on either party unless/until a formal contract of sale is completed.

This indicative purchase price and any other conditions will form the basis of further negotiations and or preparation of a formal contract.

### **Details of Purchasing Entity:**

Company Name .....

ABN .....

Registered Address .....

.....

Principle Contact .....

Telephone ..... Facsimile .....

Mobile ..... Email .....

# Leedwell

**Price:** \$AUD..... plus applicable GST (10% of Purchase Price)

**Deposit:** \$AUD.....

**Settlement Date/Terms:**

Date On the ..... day of ..... 2026

Other .....

**Conditions:**

(if any) .....

.....

.....

.....

**Financier:**

Name .....

Contact Person .....

Phone/Email .....

**Legal Advisor:**

Name .....

Contact person .....

Phone/email .....

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## **Acknowledgement & Authority**

The registrant, by signing this document, authorises the Vendor or their agent to make whatever inquiries it deems appropriate to satisfy itself as to the ability of the registrant to complete a purchase of the property for the Indicative Purchase Price.

## **Signed as or on behalf of the registrant**

Date: On the ..... day of ..... 2026

.....  
Signature

.....  
Position (if company)

.....  
Print Name

# Leedwell

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