

1/142 Industrial Rd, Oak Flats, NSW 2529

P.O.A

Warehouse



UNDER OFFER - Modern Strata Unit Warehouse for Sale

This outstanding facility presents a rare opportunity for investors and owner-occupiers to acquire a modern property, in the highly sought-after Oak Flats market.

The property offers a premium fit-out across the 182.4m²* warehouse space. With a shopfront facing Industrial Road, the warehouse is equipped with a toilet, kitchenette, and mezzanine level, making it ideal for a range of uses.

Key features include:

- * Ground floor: 130.6m²
- * Open mezzanine level: 51.8m²
- * Total area: 182.4m²
- * 3 car spaces (including 1 disabled space) + loading zone
- * Ground floor includes kitchenette and toilet
- * Roller door height approx. 5.1m
- * 3-phase power
- * Currently leased for \$39,500pa + GST + Outgoings on a 3 x 3 year lease.

Positioned in an established industrial precinct, the property offers excellent access to the Princes Highway, making it a prime distribution point for Sydney metro and interstate routes.

Open for Inspection

By Appointment.

Listed By

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