

1/142 Industrial Rd, Oak Flats, NSW 2529

Leased - \$30,000

Warehouse



\*\*\* Under Offer \*\*\*

## Modern Strata Unit Warehouse for Lea

This outstanding facility offers a rare opportunity to lease a modern property in the highly sought-after Oak Flats market.

The property features a high-quality fit-out throughout the 182.4m<sup>2</sup> warehouse space. With a shopfront facing Industrial Road, the warehouse includes a toilet, kitchenette, and mezzanine level, making it versatile for a range of business uses.

Multiple opportunity for rental shop (café/takeaway) or warehouse/ office space.

Key features include:

- \* Retail Glass shop street facing
- \* Ground floor: 130.6m<sup>2</sup>
- \* Open mezzanine level: 51.8m<sup>2</sup>
- \* Total area: 182.4m<sup>2</sup>
- \* 3 designated car spaces
- \* Ground floor includes kitchenette and toilet
- \* Roller door height approx. 5.1m
- \* 3-phase power

Located in an established industrial precinct, the property provides excellent access to the Princes Highway, offering an ideal distribution point for Sydney metro and interstate routes.

**Open for Inspection**

By Appointment.

### Listed By

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