

1/2 Indigo Loop, Yallah, NSW 2530

\$1,125,000

Warehouse



## Investment Opportunity

- \* Brand NEW Industrial Unit For Sale!
- \* Leased for \$49,200 + GST + Outgoings
- \* Secured for 2 years with a 1-year extension option, ensuring predictable cash flow
- \* Modern tilt up design with internal enclosed office
- \* Office includes, gyprock walls, internal windows to warehouse, carpet throughout, A/C & Lighting
- \* Includes 2 undercover car spaces and high clearance electric roller doors
- \* Excellent truck access, ample visitor parking, and on-site cafe for tenant convenience.

### Open for Inspection

By Appointment.

### Listed By

Harry Stefanou  
Phone: (02) 4229 6640  
Mobile: 0413 737 585

Harry Stefanou  
Phone: (02) 4229 6640  
Mobile: 0413 737 585

