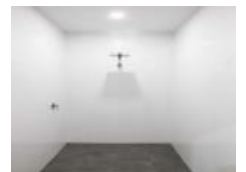


1/7 Nowra Hill Rd, South Nowra, NSW 2541

Price on application

Commercial Shop



INVESTORS! Blue Chip Tenant Leasing New High Quality Concre

- * Premium Pole Position at Front of Complex
- * Includes 638.3sqm Ground Floor Area + 152.2sqm of Suspended Concrete Mezz Area - Total Area 790.5sqm
- * New 2 + 2 year Lease Netting \$126,480+GST
- * Tenant pays all Statutory Outgoings
- * Up to 5.5% NET return!! PLUS Excellent Depreciation Benefits
- * Extensive Glazing and Natural Light Flooding Mezzanine Area
- * Extra High Auto Roller Door + over 6m Internal Height Clearance
- * Includes Disabled Toilet + Shower + Kitchenette
- * Located in ideal position just moments from the Princes Highway, and the major bulky goods and national large format operators including Bunnings, Harvey Norman, Home Timber & Hardware, Joyce Mayne, BCF, Spotlight, Supercheap Auto, Kennards Self Storage and many more
- * Intelligently designed warehouses with mezzanines, and incorporates Kitchen and bathroom amenities, high clearance rollers doors, security gated complex and three phase power.
- * Zoned E4 - General Industrial
- * Inclusive is 10 x Designated Car Spaces + Visitor Parking
- * Construction Completed. Ready to Move in or Lease out as Investor
- * Contact your agent today for further information !

Open for Inspection

By Appointment.

Listed By

Tony Moschella

