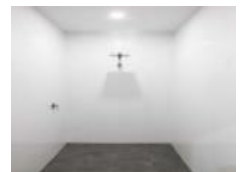


1/7 Nowra Hill Rd, South Nowra, NSW 2541

**UNDER OFFER!**

Commercial Shop



## New High Quality Concrete Panel Warehouse - Front of Complex

- \* Premium Pole Position at Front of Complex
- \* Includes 638.3sqm Ground Floor Area + 152.2sqm of Suspended Concrete Mezz Area - Total Area 790.5sqm
- \* 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

