

**1 & 2/3b Edney Lane, Spring Hill, NSW 2500****Expressions Of Interest**

Commercial Shop

**Premium Industrial Warehouses for Lease**

Inspect by Private Appointment

**Open for Inspection**

By Appointment.

Elders Real Estate Wollongong is proud to present an outstanding opportunity to lease a choice of 2 out of seven new industrial/commercial warehouses within a modern, secure, gated complex.

Designed to accommodate a wide range of industrial, warehouse, trade, storage and business uses, these high-quality units offer exceptional functionality in a tightly held location.

**Property Features:**

- Choice of 2 new industrial/commercial warehouses
- Warehouse sizes approximately 155m<sup>2</sup>
- Additional 24m<sup>2</sup> mezzanine to each unit
- High-clearance roller doors (approx. 5m high x 4m wide)
- Modern kitchenette
- Private amenities including WC and shower
- Adaptable accessibility provisions available
- NBN connectivity
- Multiple allocated on-site parking spaces
- Secure gated complex with excellent access

Perfectly positioned just minutes from Wollongong CBD, Port Kembla, Unanderra Industrial Estate and the M1 Motorway, providing convenient access throughout the Illawarra and approximately one hour to Sydney CBD and Sydney Airport.

Brand new industrial opportunities of this calibre are rarely offered to the market.

Contact Lou Niceski on 0414 287 093 or Daniel Niceski on 0408 422 876 for further information or to arrange your private inspection.

**Listed By**

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