

10b Commerce Dr, Lake Illawarra, NSW 2528

\$4,700,000

Warehouse



Premium Freehold Industrial Facility with Caretaker's Reside

Offered vacant possession for owner occupier opportunity south of Wollongong.

Recently renovated to an exceptional standard, this impressive property delivers approximately 1,200m² of floorspace.

High-quality high-clearance warehouse, showroom and first floor office accommodation, offering the perfect combination of functionality, presentation and flexibility.

Property Features

- * Approximately 1,200m² of building area
- * Recently renovated throughout to an exceptional standard
- * High-clearance warehouse with wide roller door access
- * Modern commercial showroom and professional office accommodation
- * Concrete hardstand with excellent truck access and manoeuvrability
- * Secure, fully fenced site
- * 12 on-site car spaces, including 7 undercover
- * Modern staff amenities and lunchroom facilities
- * Excellent natural light throughout
- * 120 rooftop solar panels with an approximately 30kW solar power system
- * Five existing bathrooms, including one accessible facility
- * Pre-plumbed for three additional bathrooms, including a second accessible facility
- * Ready for immediate occupation

Approximate distances:

- * Easy access to Shellharbour Road, the Princes Highway and the M1 Motorway
- * Approximately 20 minutes south of Wollongong CBD
- * Approximately 10 minutes from rapidly expanding Shell Cove Marina

Listed By

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Open for Inspection

By Appointment.

