

11/21 Doyle Ave, Unanderra, NSW 2526

\$1,175,000

Warehouse



## Investment in Secure Hi Spec Industrial Complex

Unit 11 - 184 sqm Warehouse / 68 sqm Mezzanine and 2 allocated Car Spaces

- \* Returning \$43,950 + GST + Outgoings PA
- \* Leased till September 2026 with 1 x 1 year options
- \* Modern Tilt Up - Concrete design
- \* High Clearance roller doors with higher internal clearance
- \* Secure fenced and electric gated complex
- \* Multiple car spaces per unit and plenty of visitor parking
- \* Good vehicle access
- \* Close proximity to major arterial roads
- \* Located in the Industrial and Commercial hub of Unanderra
- \* 90 mins to Sydney / 10 Mins to Wollongong / 5 mins to Port Kembla

**Open for Inspection**

By Appointment.

### Listed By

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