

12/ 30 Swan St, Wollongong, NSW 2500

Offers Above \$1,400,000

Warehouse



## Warehouse Investment, Freehold Only

\* 312 sqm warehouse and office space with 60 sqm mezz

\* Tenanted property with Lease to 07/2028, returning \$67,600 Net + GST + OGS and Fixed Annual Increases at 3%

\* Further 2 x 5 year options to 2038

\* Allocated parking spaces for 4 vehicles and high clearance roller

\* Floorboards throughout warehouse space and office / amenities

\* High ceilings and excellent lighting and skylights throughout

\* Great location within minutes to Wollongong CBD, Port Kembla Harbour and beach.

**Open for Inspection**

By Appointment.

### Listed By

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