

135 Industrial Rd, Oak Flats, NSW 2529

Sold - 26/06/2024

Warehouse



## Prime Oak Flats Investment Opportunity

Positioned close to Oak Flats town centre & railway station is this substantial brick & sheet metal building with high ceilings, 2 Storey office building and concrete parking for 27 cars plus motor bikes. Ability to convert into separate small warehouses (STCA) in the future. Very high traffic flow location with ease of access to M1 motor way.

### Open for Inspection

By Appointment.

Ease of access to M1 motorway

Zoning: E4 General Industrial

Building area: 950 m2 (approx.)

Land Area: 2,807 (sqm approx.)

Parking: 27 Car spaces plus motor bikes

Current rental: \$157,933 PA + GST + 100% outgoing

Lease term: Expiry 22/11/2025

Option: 2 Years

### Listed By



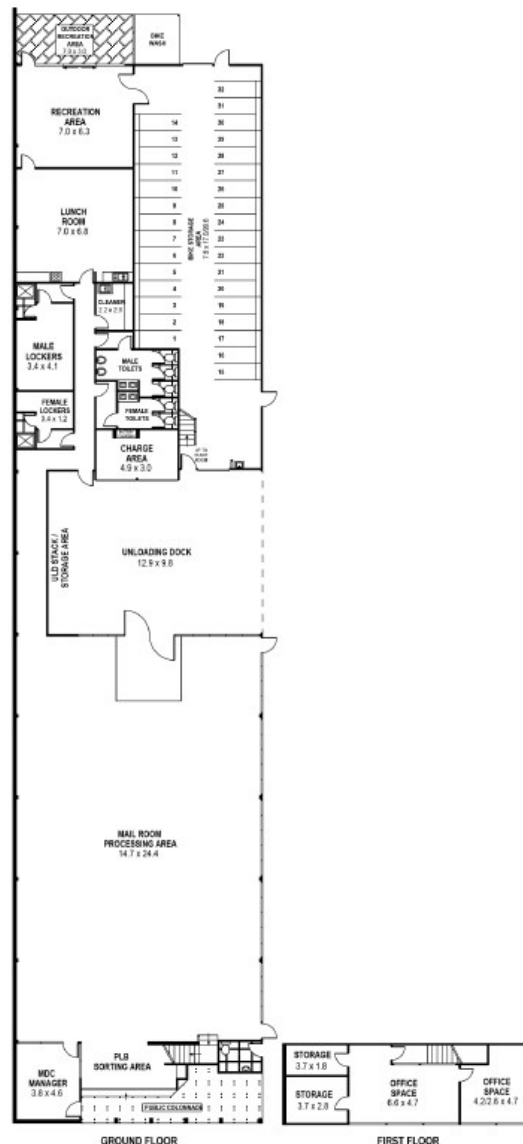
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**Floorplan**



135 INDUSTRIAL ROAD

OAK FLATS

INT : 681m<sup>2</sup>  
EXT : 173m<sup>2</sup>  
BIKE STORAGE : 164m<sup>2</sup>