

14 Magpie St, Singleton, NSW 2330

Price By Negotiation

Warehouse



Government Tenant, Returning \$148,600 P.A

Located within the established McDougalls Business Park, this outstanding industrial investment presents an exceptional opportunity for investors seeking a secure government tenant and strong holding income.

The property is currently leased to Property and Development NSW until 27 March 2029, with a further three year option, providing investors with an attractive and secure income profile.

Currently returning \$148,600 per annum, the property is strategically positioned adjacent to the Singleton Bypass, providing excellent access throughout the Lower Hunter and convenient connectivity to the regions major coal mining operations.

Open for Inspection

By Appointment.

Property Features

- 3,390 sqm fully fenced industrial site
- 960 sqm workshop incorporating an internal wash bay
- 108 sqm of office accommodation with additional mezzanine
- Lunchroom, toilet and shower facilities
- 4.5 meter high roller doors
- Approximately 1,050 sqm of concrete hardstand parking
- Excellent access and functionality for industrial operations

Lease Details

- Tenant: Property and Development NSW
- Lease commencement: 27 March 2026
- Initial lease term: 3 years, expiring 27 March 2029
- Further 3 year option
- Annual rental increases of 3.5%
- Option period subject to market rent review
- Tenant responsible for council rates, water and sewer charges, building insurance, fire inspection services and air conditioning servicing

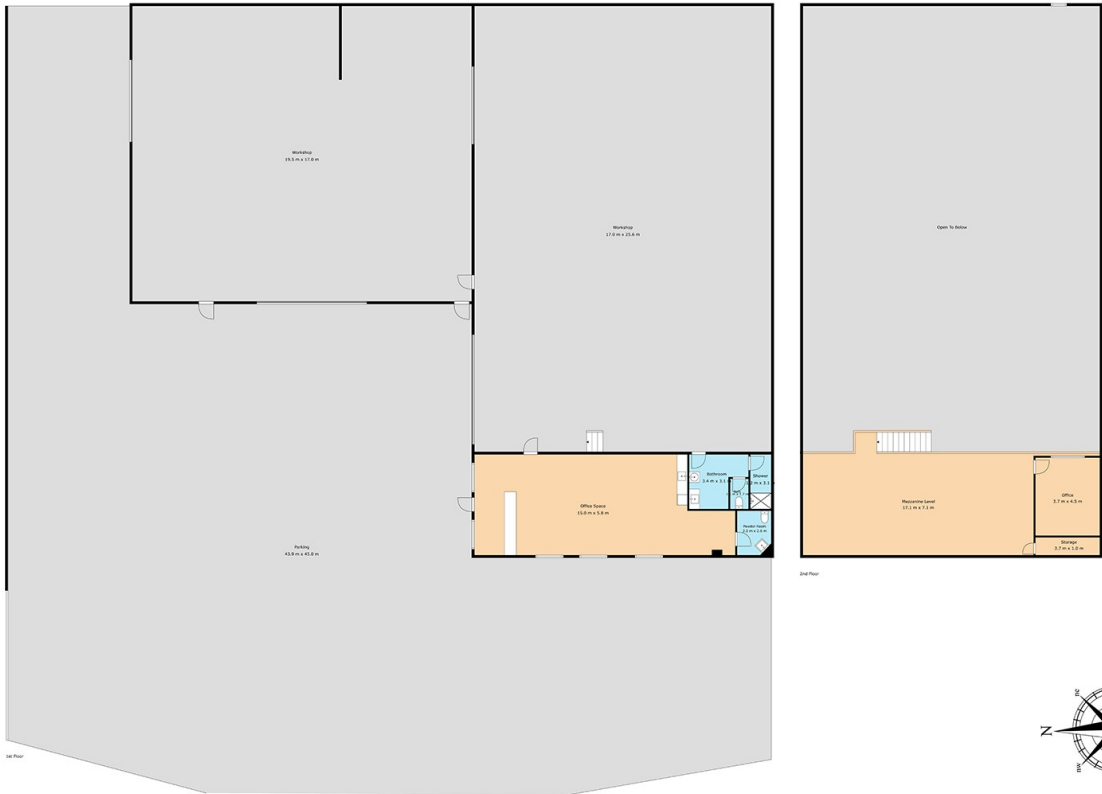
Listed By

Allan Cruickshanks
Phone: (02) 6572 4930
Mobile: 0407 724 930



Floorplan

14 Magpie Street, McDougalls Hill



Total: 117 m2
1st Floor: 99 M2, 2nd Floor: 18 m2
Excluded Areas: Workshop: 768 M2, Parking : 1161 M2, Storage: 4 M2,
Open To Below: 432 M2, Mezzanine Level: 85 M2, Walls: 47 m2

ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY
© 2026 Rite Angle Media - All rights reserved
www.riteanglemedia.com.au

