

149 Industrial Rd, Oak Flats, NSW 2529**Expressions Of Interest**

Warehouse

**Coming Soon - Contact Lou For More Information**

Freehold Industrial Investment Opportunity

Elders Real Estate Wollongong is proud to present this outstanding freehold industrial investment, ideally positioned within the tightly held Oak Flats industrial precinct.

Property Features:

- Zoned E4 – General Industrial
- Approx. 2,032m² land area
- Approx. 1,085m² warehouse and office space
- High clearance, multi roller door easy access
- Infrastructure in place for future conversion to 5 strata bays (S.T.C.A)
- Ample on-site parking with space for 15+ vehicles
- Currently leased to a long well-established tenant (lease details available on request)

Positioned in the heart of the well-established Oak Flats Industrial Precinct, the property is surrounded by a diverse range of industrial, commercial and bulky goods businesses.

The location offers excellent connectivity with close proximity to the Princes Highway and M1 Motorway, providing convenient northbound and southbound access.

It is also just minutes from Shellharbour and Albion Park, approximately 25 minutes from Port Kembla Harbour and its major industrial operations, and around 90 minutes to Sydney CBD and Sydney Airport.

This is a rare opportunity to acquire a quality freehold industrial investment in a tightly held location.

Contact Elders Real Estate Wollongong today for further information or to arrange your private inspection.

Open for Inspection

By Appointment.

Listed By

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