

16/7 Nowra Hill Rd, South Nowra, NSW 2541

Price on application

Commercial Shop



### New High Quality Concrete Panel Warehouse - Front of Complex

- \* Premium Pole Position at Front of Complex
- \* Includes 741.7sqm Ground Floor Area + 144.8sqm of Suspended Concrete Mezz Area - Total Area 886.6sqm
- \* Extensive Glazing and Natural Light Flooding Mezzanine Area
- \* 2 x Extra High Auto Roller Door + over 6m Internal Height Clearance
- \* Dual Roller Doors on Opposing sides allowing Drive through option
- \* Includes Disabled Toilet + Shower + Kitchenette
- \* Located in ideal position just moments from the Princes Highway, and the major bulky goods and national large format operators including Bunnings, Harvey Norman, Home Timber & Hardware, Joyce Mayne, BCF, Spotlight, Supercheap Auto, Kennards Self Storage and many more
- \* Intelligently designed warehouses with mezzanines, and incorporates Kitchen and bathroom amenities, high clearance rollers doors, security gated complex and three phase power.
- \* Zoned E4 - General Industrial
- \* Inclusive is 15 x Designated Car Spaces + Visitor Parking
- \* Construction Completed. Ready to Move in or Lease out as Investor

Contact your agent today for further information !

**Open for Inspection**

By Appointment.

### Listed By

Tony Moschella



Listing Number: 3493436