

201 Shellharbour Rd, Port Kembla, NSW 2505

Expression of Interest

Commercial Land



Secure Industrial Investment

WHK Commercial is excited to present 201 Shellharbour Road (Bakers Lane), Port Kembla to the market – a substantial industrial investment positioned within one of the Illawarra's most established and tightly held industrial precincts. Offering an established multi-tenanted income stream, a significant landholding and highly sought-after E5 Heavy Industrial zoning, the property combines immediate investment appeal with longer-term redevelopment and value-add potential (STCA).

Open for Inspection

By Appointment.

KEY HIGHLIGHTS

- * Total site area of approximately 11,385 sqm
- * Approximately 10,200 sqm of usable land, excluding the right of carriageway driveway
- * Approximately 2,748 sqm of total building area, excluding demountables
- * Passing income of \$267,802.49 + GST p.a.
- * Established multi-tenanted industrial investment
- * E5 Heavy Industrial zoning – accommodating a broad range of industrial uses
- * Existing tenants include South Coast Auctions, All Construction Engineering, C&D Truck Repairs, Urgent Transport Solutions and other established operators
- * Significant areas of warehouse and hardstand
- * Strategic position within the tightly held Port Kembla industrial precinct
- * Approximately 10 minutes to the Port of Port Kembla
- * Approximately 1.5 hours to Sydney and 2.75 hours to Canberra
- * Convenient access to the Princes Motorway and major arterial road network
- * Potential for future redevelopment or value-add opportunities (STCA)

For Sale by Expressions of Interest – Closing 29 October at 4:00pm

Listed By

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