

206 Shellharbour Rd, Port Kembla, NSW 2505**Leased - \$57,200**

Warehouse

**Prime Commercial Warehouse with Mezzanine & Large Hardstand**

This versatile and spacious warehouse offers an exceptional opportunity for businesses seeking a prominent location with ample storage, and lots of potential. Positioned in a high-traffic area, this property is strategically located close to key transport routes, ensuring easy access for customers and deliveries alike.

Open for Inspection

By Appointment.

Property Overview:

- Hardstand Area: 510m²
- Total Warehouse Space: 270m² internal warehouse area
- Mezzanine Levels:
 - 15m² Small Entry Mezzanine
 - 52m² Larger Mezzanine at the Rear
- Includes 2 toilets and an internal shower
- Electric front gate, and garage roller door - high clearance

Situated in a high-profile retail precinct, surrounded by well-known brands such as Harvey Norman, Domayne, and The Good Guys. This high visibility offers your business excellent exposure to a large customer base. Also just minutes from Primbee Bypass, with easy access to Port Kembla, Port Kembla Harbour, Warrawong and a short drive to Wollongong CBD, ensuring quick connections to major transport routes and nearby amenities.

Listed By

Daniel Niceski
Phone: (02) 4228 7878
Mobile: 0408 422 876

