

22/2 Indigo Loop, Yallah, NSW 2530

\$1,049,500 + GST

Warehouse



## Secure Investment in Yallah

- \* Large Industrial Unit with Tenant in place
- \* Currently returning \$45,000 + GST + Outgoings
- \* Secured Lease from June 2025 - June 2028
- \* 186 sqm Warehouse with High Clearance Roller Doors
- \* 64 sqm enclosed mezzanine with A/C, flooring, gyprock, lighting, NBN
- \* Located within the Graevelia Central Industrial Estate
- \* Includes 2 undercover car spaces, abundance of visitor parking and good truck access
- \* Close to major arterial roads including Yallah Bypass North / South on-ramps

**Open for Inspection**

By Appointment.

## Listed By

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Listing Number: 3457848