Elders Real Estate Wollongong
353 Crown Street,
Wollongong NSW 2500

22/3a Belvedere St, Kiama, NSW 2533

Expressions Of Interest

Warehouse















Modern Industrial Unit

Elders Real Estate Wollongong is pleased to present 22/3A Belvedere Street, Kiama for lease.

Positioned within a modern, gated industrial complex, this well-presented light industrial unit offers approximately 138m² of versatile space, combining warehouse/storage, office accommodation and a full mezzanine level.

Open for Inspection

By Appointment.

Ready for a variety of business uses, the property features an existing desk/workstation setup, kitchenette and private toilet facilities, allowing an incoming tenant to move in and tailor the remaining space to suit their requirements.

The high-clearance electric roller door provides convenient access to the warehouse, while the full mezzanine offers valuable additional space ideal for office, storage or other suitable uses. Please note the mezzanine has limited ceiling height.

Property Features:
- Approx. 138m² total area
- Modern light industrial unit
- Full mezzanine level with limited height
- High-clearance electric roller door
- Separate pedestrian access
- Existing office/workstation desk setup can remain
- Kitchenette facilities
- Private toilet
- NBN ready
- Lighting and plumbing
- Flexible warehouse, office and storage areas
- Located within a secure gated complex
- Modern industrial presentation

Ideally positioned in the established Kiama industrial precinct, the property offers convenient access to Kiama town centre, Princes Highway and the M1 Princes Motorway, providing easy connectivity throughout the Illawarra and South Coast

Listed By



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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.