WHK Commercial Pty Ltd
323 Keira Street,
Wollongong NSW 2500

23 Indigo Loop, Yallah, NSW 2530

$6,000,000

Commercial Shop









Outstanding Invesment Opportunity

An outstanding industrial investment opportunity offering secure income and long-term stability within one of the Illawarra's growing industrial precincts.

* Expansive 1200 sqm Warehouse with 83 sqm of office & mezzanine.
* Multiple high clearance roller doors and internal warehouse height.
* Modern conrete tilt up construcxtion and drive through capabilities.
* Three Hundred Amps, per phase over two meters
* Kitchen and Bathroom Amenities and 12 car spaces.

* Secure 5-year lease with a further 5-year option
* Year 1 $220,000 + GST + Outgoings
* Year 2 $240,000 + GST + Outgoings
* Year 3 $260,000 + GST + Outgoings Plus CPI
* Year 4 $290,000 + GST + Outgoings Plus CPI
* Year 5 CPI

* Positioned within Yallah's modern industrial precinct
* Excellent connectivity to the M1 Princes Motorway, with convenient northbound and southbound access via the nearby Yallah Interchange and Albion Park Rail Bypass.
* Strategic location with links to Wollongong, Port Kembla, Shellharbour and the greater Sydney region.

Open for Inspection

By Appointment.

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.