

29/2 Indigo Loop, Yallah, NSW 2530

\$1,025,000 + GST

Warehouse



SECURE INVESTMENT OPPORTUNITY

* Brand New Lease commenced July 2025 through to July 2027

* Option for a further year

* Currently returning \$40,000 + GST + OGS

* 175 sqm warehouse with 64 sqm mezzanine

* Includes 2 undercover car spaces

* Zoned E4 - General Industrial -suits multiple business uses and applications

* Modern tilt up concrete construction with high clearance roller doors

* NBN ready with 3 phase power

* Includes kitchenette and full bathroom amenities

* Loads of visitor parking, onsite Café, as well as excellent truck access and maneuverability.

* Ideal location just minutes from Yallah Interchange and Albion Park Rail Bypass

Open for Inspection

By Appointment.

Listed By

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Listing Number: 3457667