

**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**

Harry Stefanou  
Phone: (02) 4229 6640  
Mobile: 0413 737 585

Harry Stefanou  
Phone: (02) 4229 6640  
Mobile: 0413 737 585

