

37/7 Nowra Hill Rd, South Nowra, NSW 2541

Sold - 15/09/2025

Commercial Shop



INVESTORS! Tenanted New High Quality Concrete Panel Warehouse

- * Secure Blue Chip Tenant on a 2 + 2 yr Lease
 - * Tenant pays all Statutory Outgoings!
 - * Tenant pays \$38,960+GST+Outgoings
 - * Up to 5.5% NET Return + Depreciation benefits
 - * Includes 159.4 sqm Ground Floor Area + 35.4sqm of Suspended Concrete Mezz Area - Total Area 194sqm
 - * Extra High Auto Roller Door + over 6m Internal Height Clearance
 - * Includes Disabled Toilet + Shower + Kitchenette
 - * Located in ideal position just moments from the Princes Highway, and the major bulky goods and national large format operators including Bunnings, Harvey Norman, Home Timber & Hardware, Joyce Mayne, BCF, Spotlight, Supercheap Auto, Kennards Self Storage and many more
 - * Intelligently designed warehouses with mezzanines, and incorporates Kitchen and bathroom amenities, high clearance rollers doors, security gated complex and three phase power.
 - * Zoned E4 - General Industrial
 - * Inclusive is 2 x Designated Car Spaces + Visitor Parking
 - * Construction Completed. Ready to Move in or Lease out as Investor
- * Contact your agent today for further information

Open for Inspection

By Appointment.

Listed By
Tony Moschella



Listing Number: 3496278