

5/70 Princes Hwy, Yallah, NSW 2530**\$1,690,000**

Warehouse

**NEAR NEW INDUSTRIAL UNIT – HIGHWAY EXPOSURE | BELOW REPLACEMENT**

NEAR NEW INDUSTRIAL UNIT – HIGHWAY EXPOSURE | BELOW REPLACEMENT COST

Open for Inspection

For Sale / Lease

By Appointment.

Strategically positioned with exceptional visibility from the Princes Highway, this almost-new industrial unit offers a rare combination of premium build quality, flexible usability, great depreciation benefits, and outstanding investment potential.

Key Features:

- 516m² Total Area
- 346m² Ground Floor
- Approx. 170m² Mezzanine (rated 500kg/m²)
- 3-Phase Power
- Electric Roller Door (5m wide x 4.5m high)
- Glazed Entrance + Additional PA Door
- Insulated Roof for comfort & energy efficiency
- 4 Car Spaces on Title
- Small professional strata - only 6 units
- Kitchenette. Shower. Disabled Bathroom.

Zoning & Use:

- E4 General Industrial Zoning – Wide variety of approved uses (warehouse, distribution, trade, services, etc.)
- Minimum internal clearance: 7.6 metres +
- Tilt slab construction – built to impress and perform

Investment Highlights:

- Below Replacement Cost – significant build value upside
- Rental Estimate: \$80,000 – \$85,000 + GST + Outgoings
- Outgoings: Strata: \$9,052/year Council: \$1,352/year

Listed By

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