

55/7 Nowra Hill Rd, South Nowra, NSW 2541

UNDER OFFER!

Warehouse



Tenanted Investment!! New High Quality Concrete Panel Wareho

- * Blue Chip Tenant on New 2 x 2 Year Lease Returning \$95,248+GST NET
 - * Tenant pays all Statutory Outgoings
 - * Premium Pole Position at Front of Complex
 - * Includes 450.5sqm Ground Floor Area + 144.8sqm of Suspended Concrete Mezz Area - Total Area 595.3sqm
 - * Extensive Glazing and Natural Light Flooding Mezzanine Area
 - * 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 5 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

