

## 6/17-19 Industrial Rd, Oak Flats, NSW 2529

**Sold - \$342,500**

Warehouse



### Blue Chip Tenant / Investment

For Sale: Industrial/Warehouse Space in Prime Location - 6/17-19 Industrial Road, Oak Flats

Price Guide: \$365,000-

Discover a fantastic opportunity to invest in a well-located industrial/warehouse property in the heart of Oak Flats! This versatile space, constructed in 1990, offers a generous building area of 66sqm, making it ideal for a variety of business uses. The existing long-term tenant is on a brand new 3-year lease with CPI increases yearly.

Rental is \$23,100-00 pa gross (or \$1,750-00 plus GST pm) Existing tenant has a long-term contract with Corpus Christi High School to provide uniforms.

#### Property Features:

**Spacious Layout:** The open floor plan provides ample room for storage, manufacturing, or workshop activities, allowing you to customize the space to suit your business needs in the future.

**- Flooring:** The property features sturdy flooring suitable for heavy equipment and high foot traffic, providing a practical foundation for your business activities.

**Well-Designed Neighborhood:** Located on Industrial Road, this property benefits from a thriving industrial community, surrounded by other businesses that enhance the area's economic vitality.

**Outdoor Space:** Enjoy the convenience of outdoor access, perfect for loading and unloading goods or simply taking a break in a peaceful environment.

**Accessibility:** With easy access to major roads, this location ensures excellent connectivity to surrounding areas, making it convenient for clients and suppliers alike.

This industrial/warehouse space is a rare find in such a prime location, offering both functionality and potential for growth. Whether you're an investor looking to expand your portfolio or a business owner seeking the perfect space to operate, this property is worth considering.

#### Listed By

Craig Hyde  
Phone: (02) 4256 3344  
Mobile: 0404 497 521



**Open for Inspection**

By Appointment.