

6 Margaret St, Gerringong, NSW 2534

Offers Above \$1,550,000

Warehouse



Professional Warehouse in Highly Sought Location

A prime opportunity to secure a substantial 342sqm concrete tilt-up warehouse located in the highly sought-after Gerringong commercial precinct. This property is available for vacant possession and offers a range of features ideal for both business owners and investors.

Open for Inspection

By Appointment.

Key Features:

- **Warehouse Space:** High clearance warehouse with an 8-metre ceiling, featuring a 6m x 6m automatic panel lift door for easy access. Equipped with 3-phase power, perfect for a variety of business needs.
- **Office Facilities:** A modern, professional office space totaling approximately 107sqm across two levels, with contemporary kitchen and bathroom facilities on both floors.
- **Security & Access:** Fully fenced for added security, including an automatic gate with intercom and keypad access, providing peace of mind for your business operations.
- **Parking:** Off-street parking available for up to 5 vehicles, ensuring ample space for staff and visitors.
- **Surveillance:** External & Internal security cameras installed for enhanced safety.
- **Rare Opportunity:** Extremely rare to the market, this property is one of the few available in the Gerringong commercial precinct, making it a must-see for serious buyers.

Don't miss out on this exceptional chance to secure a premium warehouse in a highly desirable location.

Listed By

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

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

