

**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:** Internal and external 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**

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