

7/21 Doyle Ave, Unanderra, NSW 2526

Price On Application

Warehouse



## Investment Opportunity & Brand New Industrial Unit

- \* Tenanted Unit, returning \$45,000 + GST + Outgoings
- \* Secure tenant with Lease in place to August 2027
- \* Warehouse 184m2 - Mezzanine 69m2 (Total 253m2)
- \* Modern Tilt - Up Concrete Design
- \* High Clearance roller doors with higher internal clearance
- \* Secure fence and electric gated complex
- \* Multiple car spaces per unit with ample visitor parking
- \* Good vehicle access
- \* Close proximity to major arterial roads
- \* Located in the industrial and commercial hub of Unanderra
- \* 90 mins to Sydney / 10 Mins to Wollongong / 5 mins to Port Kembla

**Open for Inspection**

By Appointment.

### Listed By

Mark Marinelli  
Phone: (02) 4229 6640  
Mobile: 0490 044 102

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

