

7 Pioneer Dr, Woonona, NSW 2517

\$11,500,000

Warehouse



Prime Industrial Landholding/Investment (approximately 6% RO

Strategically positioned within the highly sought-after Northern Suburbs of the Illawarra, just minutes north of Wollongong, this expansive 12,442sqm parcel presents a rare opportunity to secure a substantial 12,442sqm landholding in one of the region's tightly held established E4 – General industrial precinct.

Open for Inspection

By Appointment.

With excellent connectivity to Wollongong CBD and convenient access to major transport routes linking directly to Sydney, this asset offers outstanding appeal for investors seeking secure, stable returns, as well as developers looking to capitalise on long-term growth and value-add potential (STCA).

Opportunities of this scale and positioning are increasingly scarce - making this a compelling acquisition in a high-demand industrial corridor north of Wollongong.

Low risk investment, this multi tenanted property offers immediate income stream with new leases in place with a current Net return of \$682,264.

Two substantial warehouses with Six individual warehouse tenancies, rental uplift potential and annual increases by October 2026.

26 storage units ranging from 22sqm to 80sqm (100% occupancy).

Long-term development flexibility (STCA).

Strong tenant demand in tightly held industrial market.

This is a rare chance to secure a high-performing industrial asset with both immediate cash flow and future development upside in one of the Illawarra's most tightly held industrial locations.

For further information or to arrange an inspection, contact the exclusive selling agents today.

Listed By

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

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

