

## 7 Prince Of Wales Ave, Unanderra, NSW 2526

Sold - 10/05/2024

Warehouse



### UNANDERRA WAREHOUSE/WORKSHOP

Elders Real Estate Wollongong are offering you this freehold heavy industrial investment opportunity.

Well-positioned in the heart of Unanderra industrial precinct.

**Open for Inspection**

By Appointment.

Set on a approx. 2991m<sup>2</sup> – IN3 Heavy Industrial land.

Long established industrial park, amongst many other quality businesses

#### VACANT POSSESSION AVAILABLE

Occupy or re-development. excellent investment opportunity

#### Property features:

- Clean warehouse/workshop space of 840sqm
- 200sqm approx. of mezzanine area.
- High clearance roller door access.
- Two separate areas - 3 phase power throughout.
- Office/reception facilities of 165m<sup>2</sup> plus additional 40m<sup>2</sup> Office showroom (approx.)
- Multiple kitchen and bathrooms with toilets and shower
- Fully enclosed wash bays approx. 96sqm on the rear of the property,
- Large concrete hardstand parking area
- Bonus external 2 x 40 foot container storage available
- Fully secured building and within a gated complex.
- Well established fruit orchards, and vegetable gardens

This business location will not disappoint! It offers you a truly a rare owner occupier and/or investment opportunity to secure a well sought-after property.

Easy 10 minutes' drive to Port Kembla Harbour operations. Located within minutes to Wollongong's CBD. Easy access to M1 Express Way and only 1 hour to Sydney.

#### Listed By



Lou Niceski  
Phone: (02) 4228 7878  
Mobile: 0414 287 093



Listing Number: 3410518

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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