

8 Luso Dr, Unanderra, NSW 2526

\$495,000 + GST + Outgoings pa

Warehouse



High-Clearance Warehouse/Showroom/Office

High-capacity versatile commercial site offers seamless integration of extensive warehousing, heavy-duty mezzanine storage, multi-level office space, and dedicated customer/staff amenities.

- * Excellent for self storage/transport industry or recreation facility
- * 3 phase power available
- * Over 8m in height
- * 3 roller doors for access to warehouse

Open for Inspection

By Appointment.

Total Building Area: 3,954 sqm

Combined Warehousing: 2,151 sqm (includes rear undercover loading dock)

Total Mezzanine Space: 1,568 sqm (featuring high-clearance access and double-strength load capacity)

Office & Showroom: 196 sqm over two light-filled levels

Amenities & Support: 39 sqm dedicated amenities (male/female facilities, kitchenette) plus additional on-site bathroom

Parking: 37 dedicated vehicle spaces

Situated in Unanderra's industrial precinct, the site offers immediate connectivity to the Princes Highway and M1 Princes Motorway, placing Port Kembla freight terminals and the Wollongong CBD approx. 10 minutes away.

Listed By

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