

Wyong, NSW 2259, address available on request

Please Contact Agent

Retail Shop



Large Scale Investment with Long Term Tenants in place & Fut

Ray White Coast Edge is pleased to present for sale this fantastic industrial warehouse with the same existing A1 tenancy in place for 20 years!

Open for Inspection

By Appointment.

Offering a freehold site area of 2445sqm with a total floor area of 1052sqm* including high span factory, separate office/reception plus a large mezzanine storage area with office.

Situated in the Wyong's growth corridor and surrounded by a thriving network of manufacturing and diverse businesses, this location is close to The Pacific Highway, Wyong Town Centre, Railway, Tuggerah and the M1 Motorway.

Currently returning an annual income of \$157,172.00 gross per annum with substantial 5% annual increases, in addition 100% of the outgoings are covered by the tenant. The current lease is in place until 31st July 2027.

Features Include:

- Large 6m high widespan 922sqm* factory.
- Large 80sqm* mezzanine area with additional office.
- Multi room 50sqm* office/reception with separate lunchroom and 2 toilets.
- 13 on site carpark.
- 3 Phase Power 200amps.
- Truck access via 4m wide x 4.6m high roller door.
- Wide side access allowing possible future strata subdivision opportunity STCCA.

Zoned E4 General Industrial uses:

Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Takeaway food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres.

Do not miss your moment to secure something really special, call Scott Morris today

Listed By

Michael McCarron

Mobile: 0

