

**9/13 Lyell St, Mittagong, NSW 2575**

**Sold - \$1,350,000**

Warehouse



## INVESTORS TAKE NOTE - LARGE MODERN MITTAGONG INDUSTRIAL UNIT

One of the few larger modern industrial units in Mittagong which is now available for purchase. Fantastic opportunity to expand your portfolio.

**Open for Inspection**

By Appointment.

Boutique complex of 9 strata units on a secure site and offering a large factory space of 355m2 approx. including mezzanine of 80m2 featuring air conditioned & carpeted office space, a huge floor area and ample natural lighting. With high ceilings, onsite parking, modern bathroom facilities including separate shower and kitchenette. 3 phase power is an added extra within a secure, gated complex.

Currently leased to an excellent long term tenant in State Medical Assistance.

For further information or to arrange an inspection please contact the exclusive agent Emma-Jane at Carlton Real Estate.

### Listed By

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