



16 Orangegroave Avenue UNANDERRA, NSW

INDUSTRIAL WAREHOUSE

A fantastic opportunity presented for the astute investor or owner occupier to secure a high clearance industrial warehouse/office plus hard stand area.

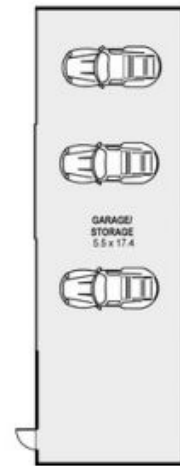
Conveniently located in close proximity of Blue Scope Steel, Port Kembla Harbour, and within Unanderra Industrial Estate.

- * 5 year lease with a 5 year option (Commenced 1st July 2016)
- * Rental Return \$88,000 plus GST p.a
- * Council and water rates paid by tenant
- * Zoned IN2 Light Industrial with a total land area of 2,795 sqm
- * Total warehouse area including office and mezzanine approx 920 sqm plus detached of work shop of 96sqm
- * 8 Tonne overhead Crane
- * 15 On Site Parking Spaces and excellent truck access

Danny

Mojanovski

0424 163 173
(LREA)



DETACHED



UPPER LEVEL

GROUND LEVEL



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 43565

INT : 920m²
DETACHED : 96m²

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