



## UNANDERRA, NSW

### Premium Brand New High Clearance Warehouse

1/18 Warehouse Place, Berkeley NSW 2526

A great opportunity has presented itself in the form of a brand new high clearance industrial warehouse located at the front of this secured complex and set amongst Unanderra's industrial precinct. Strategically positioned near the M1 Princes Motorway linking Sydney & Wollongong whilst only being 10 minutes to Port Kembla harbour, an important international gateway.

- ? Due for completion by February 2021
- ? First class design and development with no expense spared
- ? High clearance and clear span warehouse (9m to highest point)
- ? High access roller door of approx 7m
- ? High quality concrete panel construction
- ? Signage rights
- ? Air-conditioned office
- ? Internal amenities
- ? 3 Phase power
- ? 6 Parking spaces
- ? Truck access
- ? IN3 zoning
- ? 2 warehouses already leased: be quick!

For further information and to schedule an inspection, please contact Daniel on 0499 992 604 or Danny on 0424 163 173.

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**(LREA)**