



SOUTH COAST TROPHY PROPERTY RETURNING YIELD OF 9.41%

Industrial/Warehouse • Retail • Showrooms/Bulky Goods

10 Central Avenue, South Nowra, NSW 2541

Floor Area: 10,920 m²

Land Area: 2.61ha (6.46 acres)
(approx)

For Sale

\$7,500,000 Exc. GST
For Sale

Property Description

- **High-profile location in South Nowra**
- **Multi-tenanted building - Yield of 9.41%**
- **New building in immaculate condition**

Erected on the site are 16 factory units which range from 36sqm to 1,375sqm. In addition, there are 17 storage units which range from 82sqm to 246sqm.

- Some of the tenants occupy multiple units, leading total of 17 tenancy agreements.
- Various lease terms are in place between 1 and 5 years.
- The site provides drive around truck access and offers excellent truck maneuverability to all common areas.
- The site is 96% leased and offers a flexible 4A Industrial Zoning.

Total Building Area: 10,920sqm (approx.)
Land Area: 26,130sqm (approx.)

For an Information Memorandum Package covering tenancy and return details of the site please contact one of the co-listed agents below:

Craig McIntosh...

Additional Details

Car Spaces
100

Return
9.41% P.A.

Zoning
4(A) Industrial
Zoning



PHILIP TACCA

0403 268 594

Industrial Property - Wetherill Park

Wetherill Park Business Centre PO
Box 6209 DC, Wetherill...

