

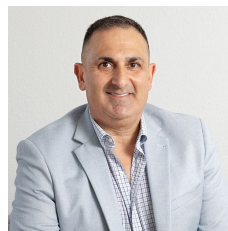


### 12/2 Indigo Loop Yallah NSW

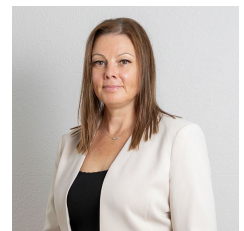
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- \* Unit 12 - 251 sqm Warehouse & Office
- \* Modern tilt up concrete construction with internal mezzanine
- \* Each Unit incorporates amenities inclusive of shower facilities and 2 undercover car spaces
- \* Ample visitor parking as well as excellent truck access and manoeuvrability
- \* Ideal location just minutes from Yallah Interchange and Albion Park Rail Bypass
- \* Complete and ready to move in or invest.

**Type** : Industrial  
**Price** : \$50,200 + GST + Outgoings pa  
**Building Size** : 251 sqm  
**Land Size** : 15632 sqm  
**View** : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/yallah/commercial/industrial/8021662>

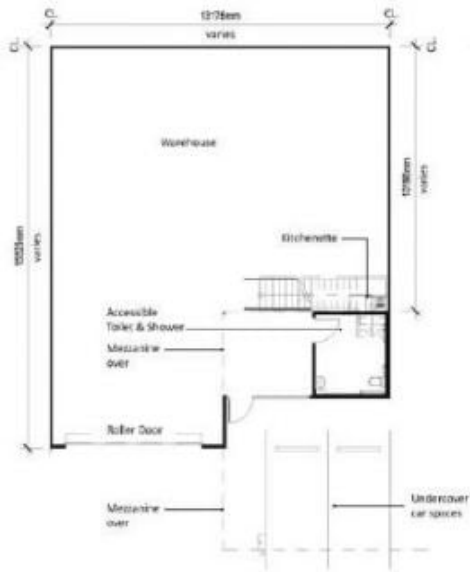


**Harry Stefanou**



**Elena Koroleva**

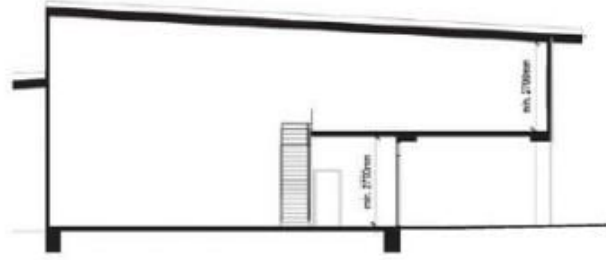
**SIMILAR UNIT #:** 02, 03, 07, 08, 09, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31



**Ground Floor**

Note: width and depth of space varies, refer to site plan for reference.

Please note the Architectural Plans were produced prior to completion of construction and is illustrative only. Changes may be made during construction. Dimensions, tile layouts, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale.



**Typical Section**

Note: Ceiling height varies due to undulating site topography. Minimum 2.7m floor to ceiling.



**Mezzanine**

