

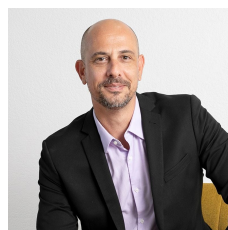


7/2 Indigo Loop Yallah NSW

2 

- * Warehouse 187 sqm & Office 64 sqm - total 251 sqm
- * Modern tilt up concrete construction with internal mezzanine
- * Each Unit incorporates amenities inclusive of shower facilities and 2 undercover car spaces
- * Ideal location just minutes from Yallah Interchange and Albion Park Rail Bypass
- * Ample visitor parking as well as excellent truck access and manoeuvrability
- * Complete and ready to move in or invest.

Type	: Industrial
Price	: \$44,950 + GST + Outgoings pa
Building Size	: 251 sqm
Land Size	: 15632 sqm
View	: https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/yallah/commercial/industrial/8021664

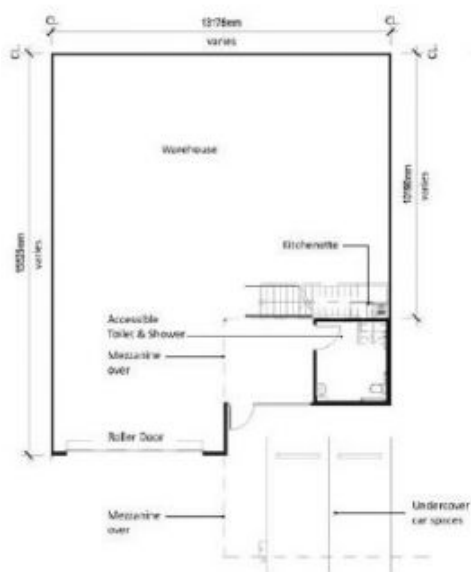


Mark Marinelli



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, site 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

