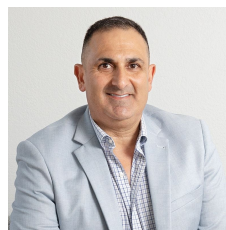




### 21 Kenny Street WOLLONGONG NSW

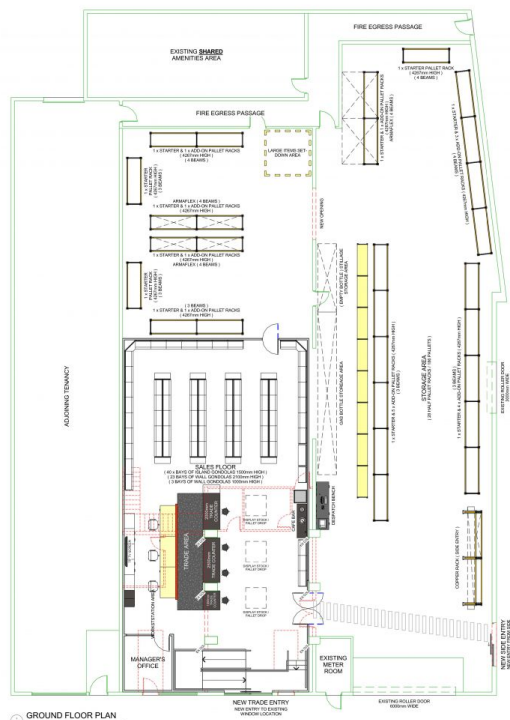
This site is located in the centre of Wollongong CBD, adjacent to the Gateway Car Park. Building approx. 1000sqm, land area 1157sqm and is zoned B3 Commercial Core. Currently fully Leased and returns in excess of \$120,000 + GST + 80% Outgoings. Major tenant is O'Brien's Glass and has occupied the site for over 20 years. Call today to inspect!

**Type** : Industrial  
**Price** : \$ 1,430,000  
**Building Size** : 1000 sqm  
**Land Size** : 1157 sqm  
**View** : <https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/wollongong/commercial/industrial/8045672>



**Harry Stefanou**  
02 4229 6640

No.	Rev.	Date	By	CHK.



PALLET RACKS		
- 3 BEAM RACK (8 PALLETS)	@ 15 BAYS	( 120 PALLETS )
- 4 BEAM RACK (6 PALLETS)	@ 7 BAYS	( 42 PALLETS )
- AMALOX RACK (4 PALLETS)	@ 8 BAYS	( 28 PALLETS )
<b>TOTAL:</b>	<b>28 HALF BAYS</b>	<b>( 186 PALLETS )</b>

**BUILDING AREA**  
= 755m<sup>2</sup>  
**SHARED BUILDING AREA**  
= 150m<sup>2</sup>  
**SITE AREA**  
= 1177m<sup>2</sup>

GROUND FLOOR PLAN  
1:100

**CONCEPT LAYOUT**  
FOR DISCUSSION ONLY

