



| Unit No | Area | For Sale |
|---------|------|-----------------|
| 1 | 1114 | SOLD |
| 2 | 307 | SOLD |
| 3 | 356 | \$ 1,299,400.00 |
| 4 | 354 | \$ 1,292,100.00 |
| 5 | 354 | \$ 1,292,100.00 |
| 6 | 356 | UNDER OFFER |

3/70 - 72 Princes Highway Yallah NSW

- * Secure complex of 6 Industrial Warehouses
- * Unit 3 - 356 sqm
- * Modern tilt up concrete panel construction with high clearance internal ceilings up to 7.6m
- * High clearance roller doors of 4.5m (h) x 5m (w)
- * Visually appealing entrances with glass paneling allowing for substantial natural light
- * Excellent signage available within complex and out towards Princes Highway and Yallah Bypass

[For full version visit the website](https://www.whkcommercial.com.au)

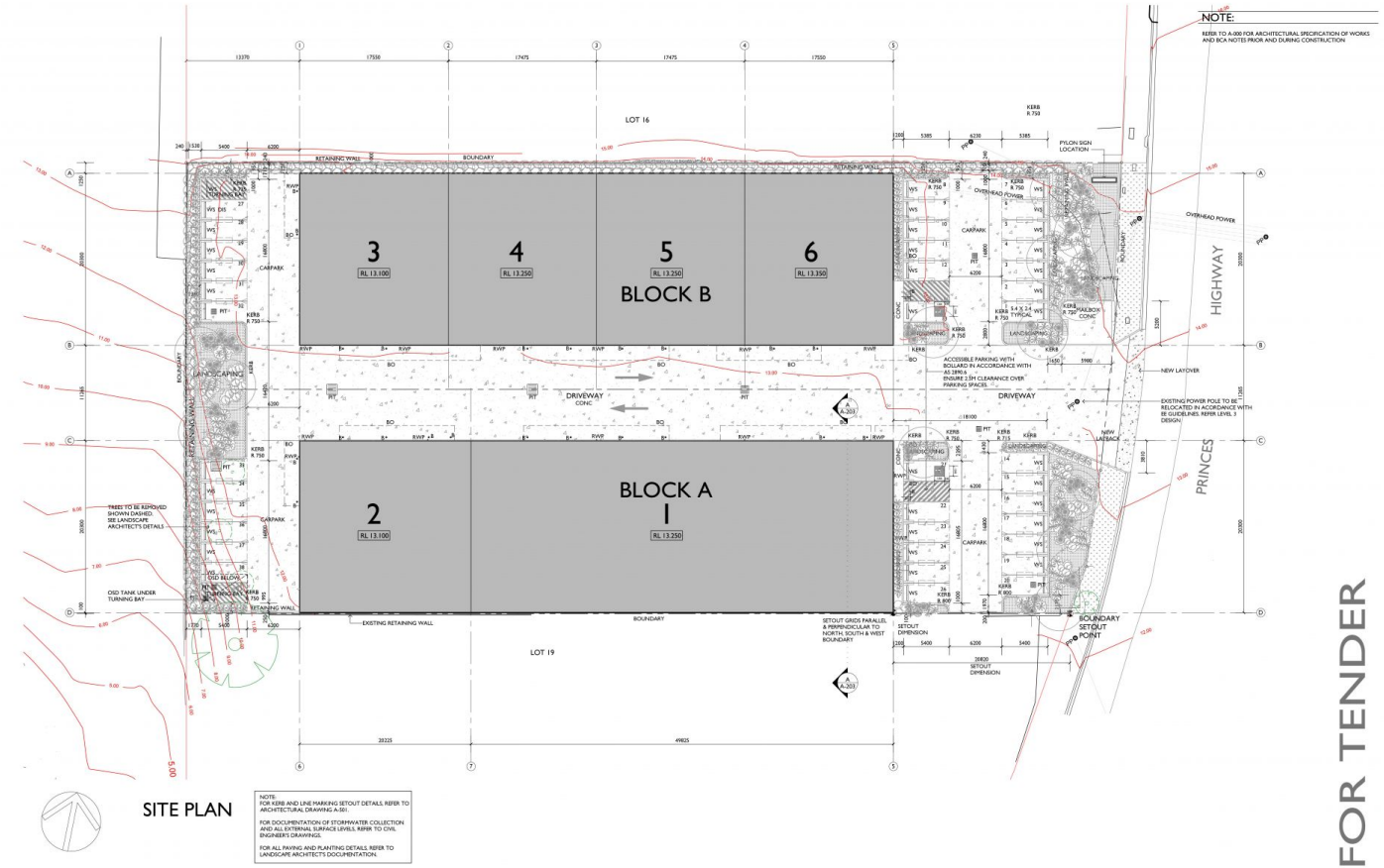
Type : Industrial
Price : \$ 1,350,000
Building Size : 356 sqm
Land Size : 5913 sqm
View : <https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/yallah/commercial/industrial/8045916>



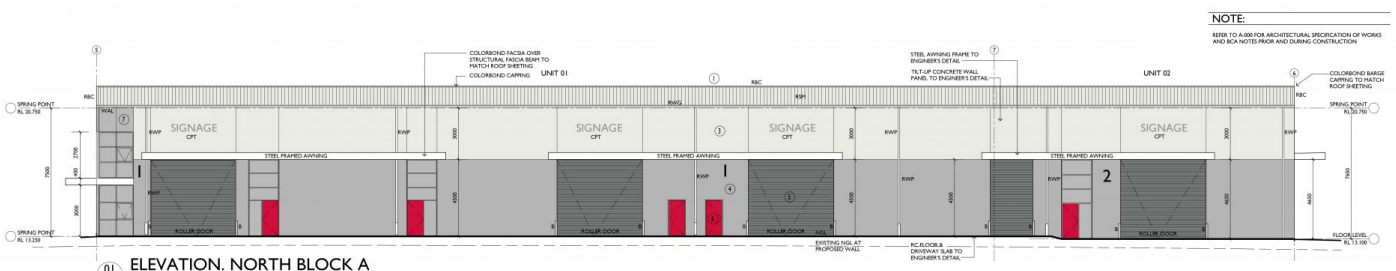
Mark Marinelli
02 4229 6640



Harry Stefanou
02 4229 6640



| | | | |
|-----------|---|-------------|------------------------|
| PROJECT | PROPOSED 4 UNITS LIGHT INDUSTRIAL DEVELOPMENT WITH ASSOCIATED PARKING | SCALE | 1:200 @ A1, 1:400 @ A3 |
| DATE | SEPTEMBER 2021 | DRAWN | TS |
| CLIENT | ADM ARCHITECTS | CHECKED | ADM |
| DRAWING | CONSTRUCTION DOCUMENTATION | DATE | 2021-23 |
| SITE PLAN | Advanced Constructors Pty Ltd | PROJECT NO. | A-100 |
| | | DRAWING NO. | A |



LEGEND:

| | | | | | |
|---|-------------------------|----|-------------------------|----|-------------------------|
| 1 | EXISTING RETAINING WALL | 11 | EXISTING RETAINING WALL | 21 | EXISTING RETAINING WALL |
| 2 | EXISTING RETAINING WALL | 12 | EXISTING RETAINING WALL | 22 | EXISTING RETAINING WALL |
| 3 | EXISTING RETAINING WALL | 13 | EXISTING RETAINING WALL | 23 | EXISTING RETAINING WALL |
| 4 | EXISTING RETAINING WALL | 14 | EXISTING RETAINING WALL | 24 | EXISTING RETAINING WALL |
| 5 | EXISTING RETAINING WALL | 15 | EXISTING RETAINING WALL | 25 | EXISTING RETAINING WALL |
| 6 | EXISTING RETAINING WALL | 16 | EXISTING RETAINING WALL | 26 | EXISTING RETAINING WALL |

NOTE:
FOR KERN AND LINE MARKING SETOUT DETAILS REFER TO ARCHITECTURAL DRAWING A-01.
FOR DOCUMENTATION OF STORMWATER COLLECTION AND ALL EXTERNAL SURFACE LEVELS REFER TO CIVIL ENGINEER'S DRAWING.
FOR ALL PAVING AND PLANTING DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

| | | | |
|--------------------|---|-------------|------------------------|
| PROJECT | PROPOSED 4 UNITS LIGHT INDUSTRIAL DEVELOPMENT WITH ASSOCIATED PARKING | SCALE | 1:100 @ A1, 1:200 @ A3 |
| DATE | SEPTEMBER 2021 | DRAWN | TS |
| CLIENT | ADM ARCHITECTS | CHECKED | ADM |
| DRAWING | CONSTRUCTION DOCUMENTATION | DATE | 2021-23 |
| ELEVATIONS BLOCK A | Advanced Constructors Pty Ltd | PROJECT NO. | A-201 |
| | | DRAWING NO. | A |