



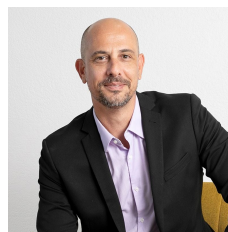
**11/10-12 Sylvester Avenue Unanderra NSW**

**3** 

- \* Warehouse 96 sqm, Mezzanine Area - 72 sqm
- \* Secure gated complex with two street access and drive through access
- \* Modern Tilt Up Design, High Ceiling & Electric Roller Door Clearance
- \* Bathroom Amenities and Kitchenette
- \* 3 undercover car spaces plus visitor parking
- \* Large Vehicle Friendly Driveways
- \* Long term tenant with Lease until October 2024
- \* Current Rent at \$28,675.20 + GST + Outgoings

\*\* Agent Interest \*\*

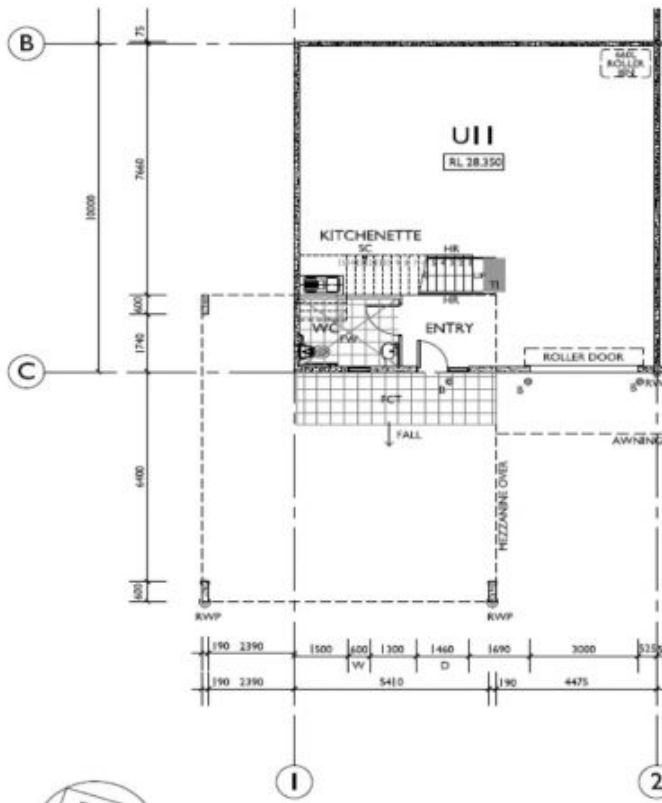
**Type** : Industrial  
**Building Size** : 168 sqm  
**Land Size** : 168 sqm  
**View** : <https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/unanderra/commercial/industrial/8045972>



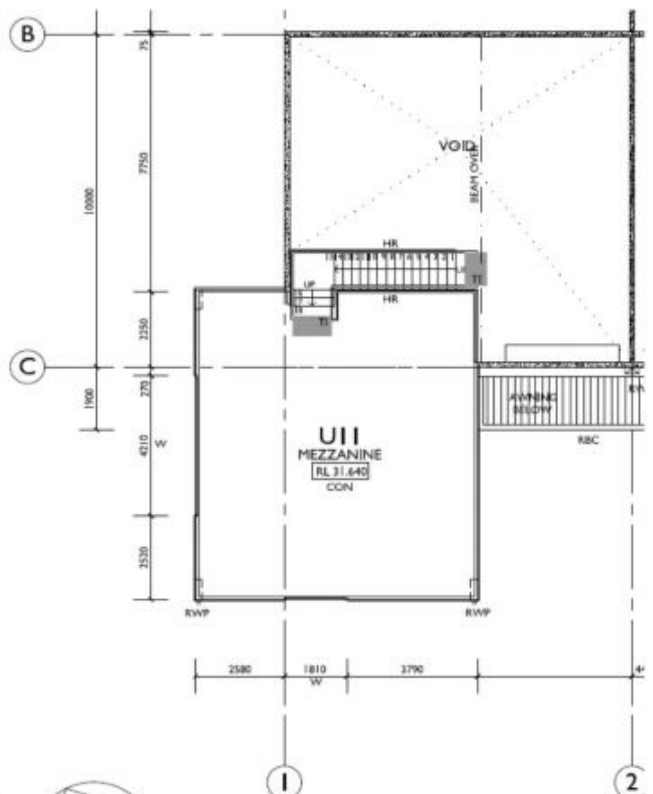
**Mark Marinelli**  
02 4229 6640



**Tony Moschella**  
02 4229 6640



01 **GROUND FLOOR PLAN -**  
SCALE 1:100 @ A1



01 **FIRST FLOOR PLAN - BLO**