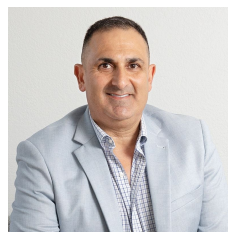


**1 Kennedy Drive Yallah NSW**

7 

- \* Brand New Industrial Warehouse with Office Space
- \* Warehouse Space 404m2 plus Mezzanine 94m2
- \* 3 phase power - 125 amps per Phase
- \* Drive in, Drive out with two roller door access
- \* Amenities and onsite parking and a fully secured site.
- \* Ideal location in Industrial development in Yallah
- \* Expected Completion Q4 2024

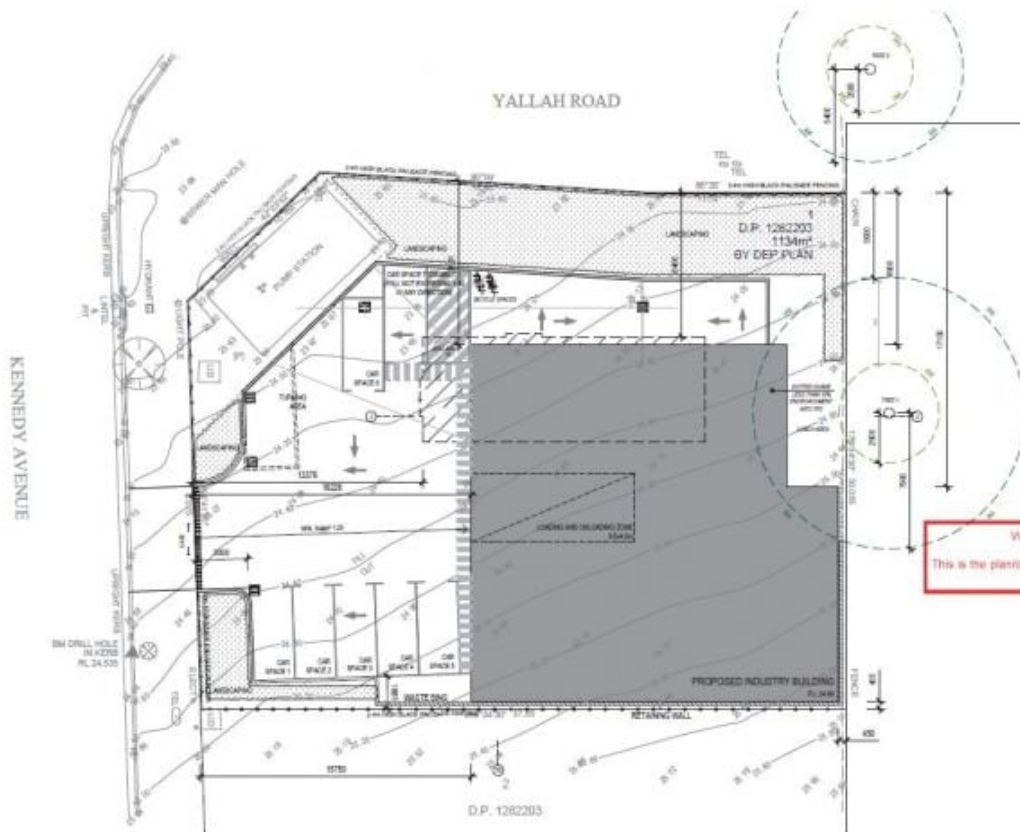
**Type** : Industrial  
**Price** : \$110,000 + GST + OGS pa  
**Building Size** : 498 sqm  
**View** : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/yallah/commercial/industrial/8056588>



**Harry Stefanou**  
02 4229 6640



**Mark Marinelli**  
02 4229 6640



CALCULATIONS	
SITE	1134 SQM
<b>PROPOSED WAREHOUSE/INDUSTRY</b>	
GROUND FLOOR	404 SQM
FIRST FLOOR	76 SQM
TOTAL	480 SQM
ALLOWABLE FOR PROPOSED	10.5
	10.5
<b>ADDITIONAL REQUIREMENTS</b>	
CAR PARKING	7 SPACES
BIKE PARKING	3 SPACES
MOTORCYCLE PARKING	1 SPACE
<b>LANDSCAPING</b>	
YALLAH ROAD	50 STRIP
KENNEDY AVENUE	35 STRIP
SQM MIN	95%

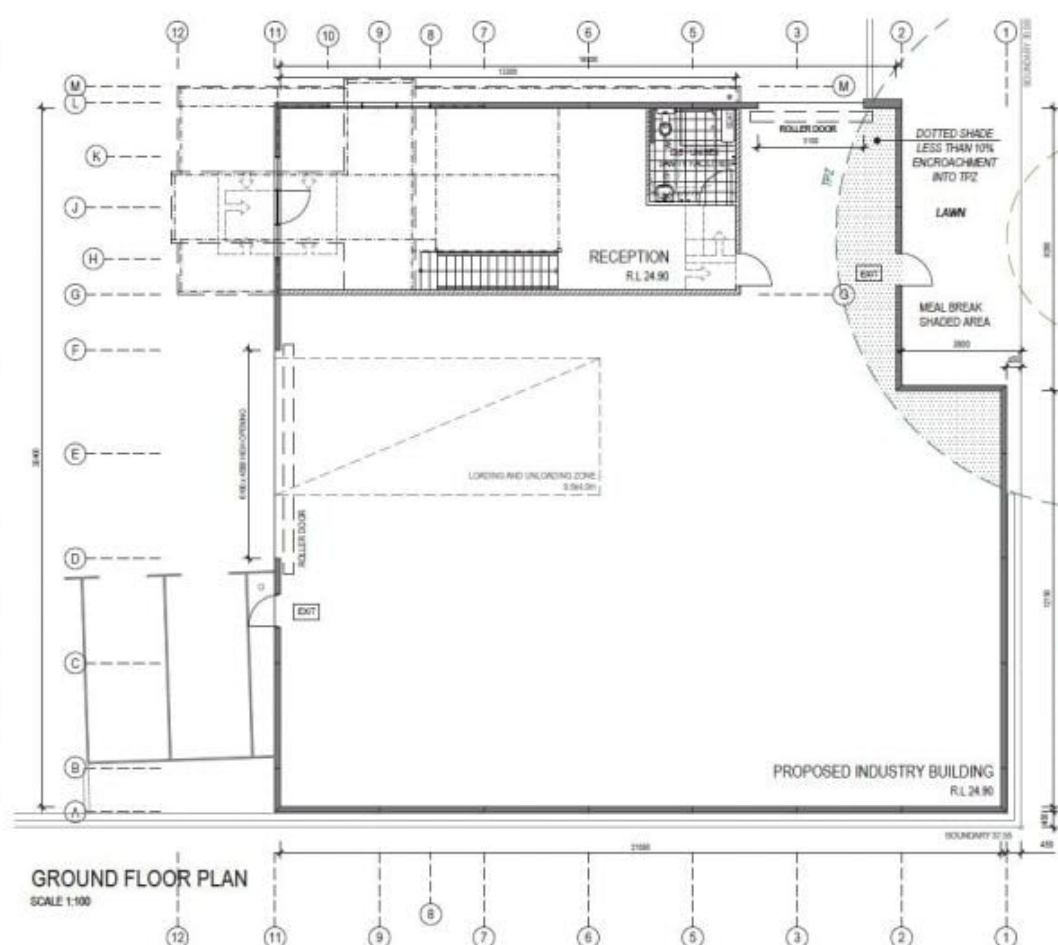
WOLLONGONG CITY COUNCIL  
DEVELOPMENT CONSENT  
This is the plan/document referred to in Consent DA-2023/1250  
Dated 25 May 2023

SITE PLAN  
SCALE 1:200



SCALE 1:200 0 5 10 20m	RD REGISTERED DESIGNER
PROPOSED INDUSTRY BUILDING	1 KENNEDY AVENUE YALLAH NSW
2009 DA 03	DA-20

Document Set ID: 2828034  
Version: 2, Version Date: 2009/2023



WOLLONGONG CITY COUNCIL  
DEVELOPMENT CONSENT  
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Dated 25 May 2023

GROUND FLOOR PLAN  
SCALE 1:100

SCALE 1:100 0 5 10 20m	RD REGISTERED DESIGNER
PROPOSED INDUSTRY BUILDING	GROUND FLOOR
1 KENNEDY AVENUE YALLAH NSW	Lot 1 / DP1382293
21021 DA 04	A