



**10/21 Doyle Avenue Unanderra NSW**

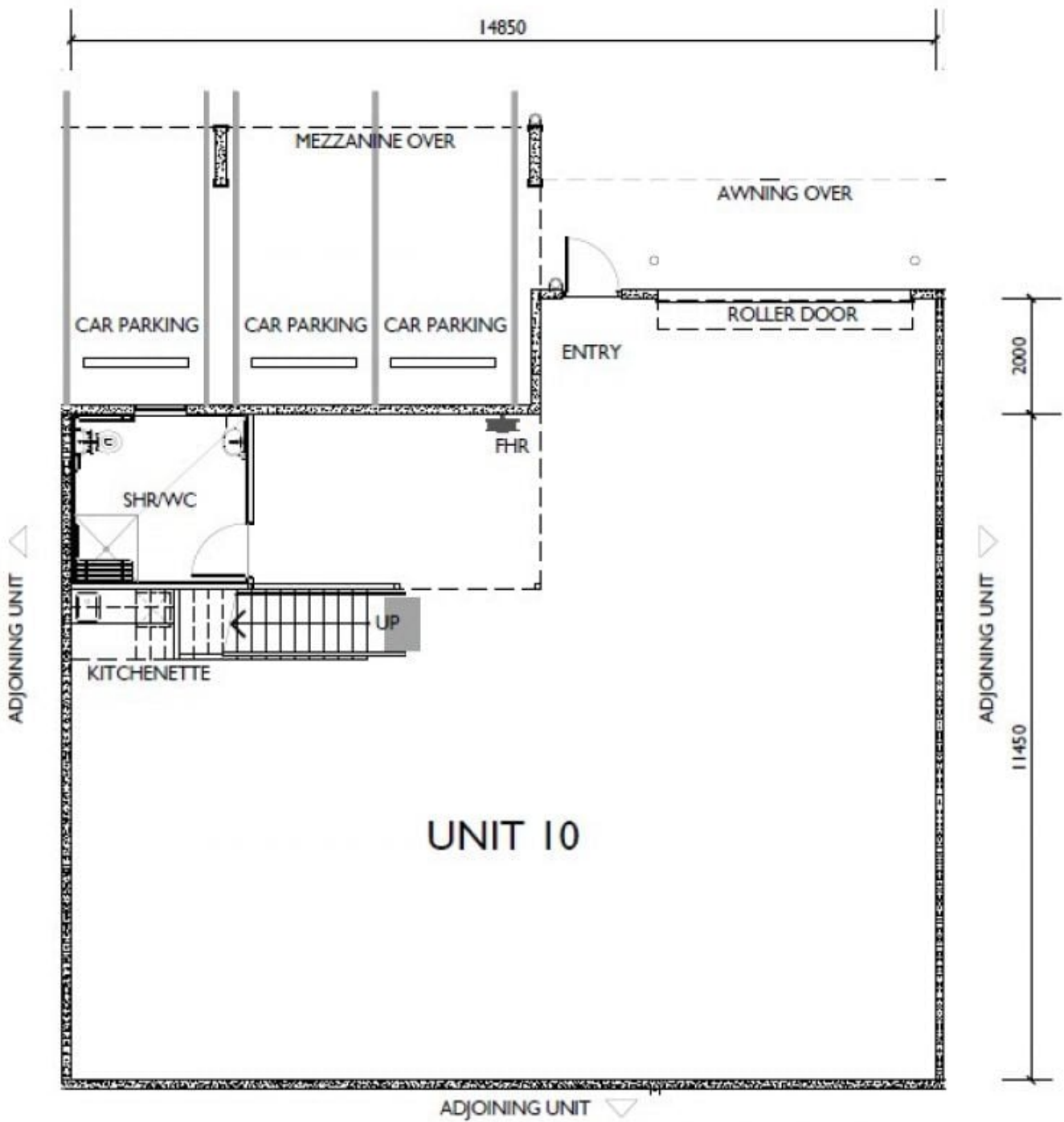
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- \* Brand new Gated Industrial Complex in the heart of Unanderra
- \* Total area is approximately 293sqm (184sqm warehouse + 109sqm mezz)
- \* Below Market rent of only \$185 per sqm +GST+OG!!
- \* Includes 3 dedicated car spaces & visitor car parking close-by
- \* Includes kitchenette and disabled toilet/shower
- \* 3 Phase power + NBN
- \* Electric roller door
- \* Construction completed - Ready to Go

**Type** : Industrial  
**Price** : \$54,205+GST+Outgoings pa  
**Building Size** : 293 sqm  
**Land Size** : 252 sqm  
**View** : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/unanderra/commercial/industrial/8067306>



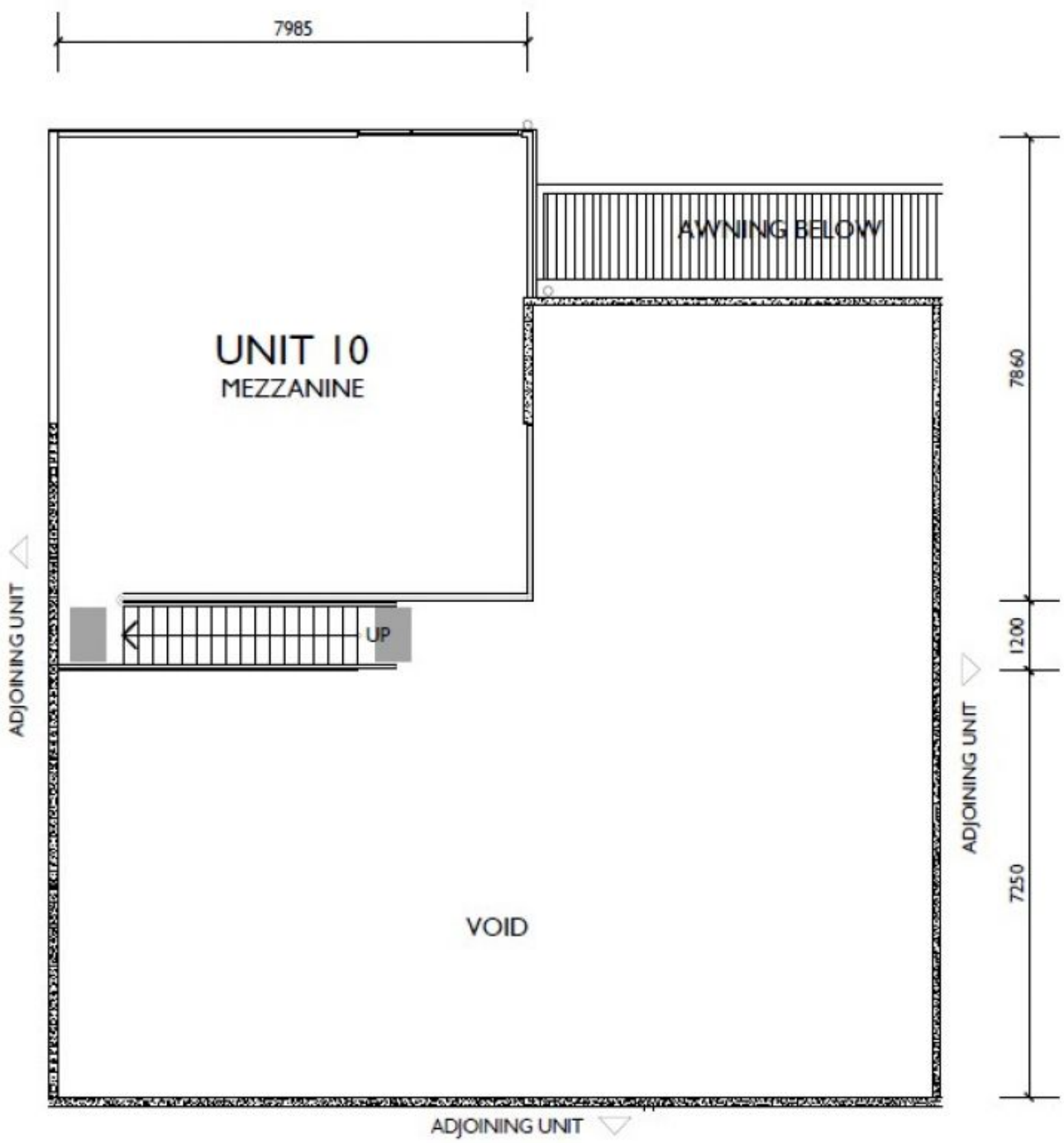
**Tony Moschella**



**UNIT 10 - GROUND FLOOR PLAN**  
**19 - 23 DOYLE AVENUE, UNANDERRA**  
**LIGHT INDUSTRIAL UNITS**



note - these drawings are to be used for marketing purposes only. Layout may change at owners discretion. © copyright admarchitects 2023  
 - areas subject to strata plan



UNIT 10 - MEZZANINE PLAN  
 19 - 23 DOYLE AVENUE, UNANDERRA  
 LIGHT INDUSTRIAL UNITS



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