

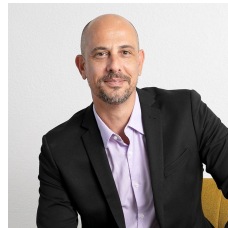


8/24 Rivulet Crescent Albion Park Rail NSW

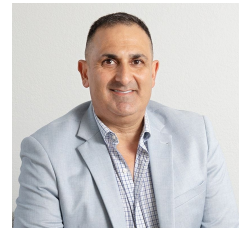
3 🚗

- GREAT EXPOSURE
- FRONT UNIT
- GLASS SHOP FRONT
- ON SITE PARKING
- HIGH CLEARANCE
- NEW MODERN BUILDING
- LONG TERM LEASE AVAILABLE
- POTENTIAL FOR ADDITIONAL UNIT @ 254SQM
- FULLY SECURE GATED COMPLEX

Type : Industrial
Building Size : 205 sqm
View : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/albion-park-rail/commercial/industrial/8069845>

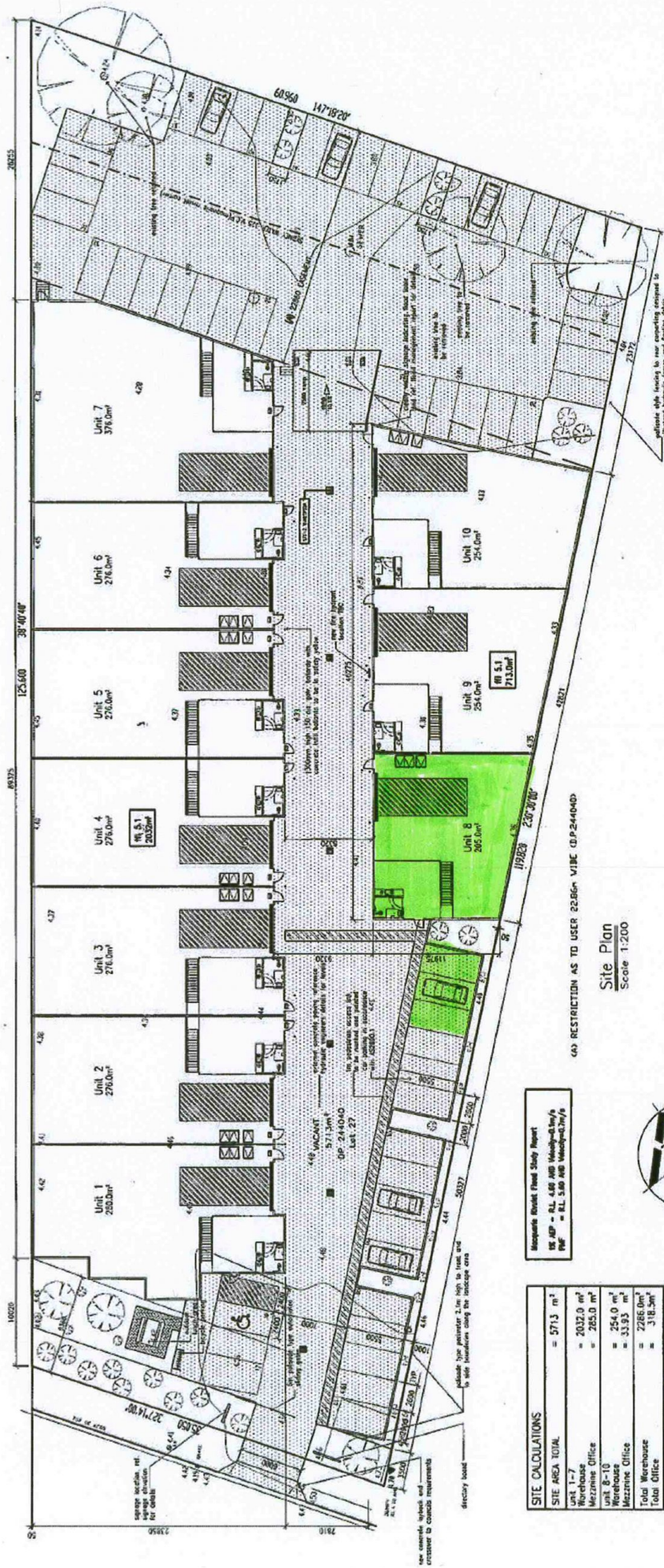


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Unit 8



Maximum Road Front Study Report
 100 ADP = 81.450 ADP (m² x 100) / 100
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SITE CALCULATIONS	
SITE AREA TOTAL	= 5713 m ²
Unit 1-7	= 2032.0 m ²
Warehouse	= 285.0 m ²
Messazine Office	= 254.0 m ²
Unit 8-10	= 33.3 m ²
Warehouse	= 2285.0 m ²
Messazine Office	= 316.0 m ²
Total Warehouse	= 2285.0 m ²
Total Office	= 316.0 m ²
Parking Required (1 per 70m ²)	
Industrial : 1 per 70m ²	
Office : 1 per 40m ²	

