

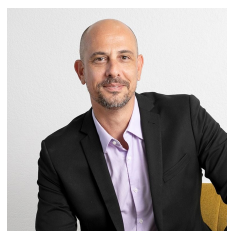


8/24 Rivulet Crescent Albion Park Rail NSW

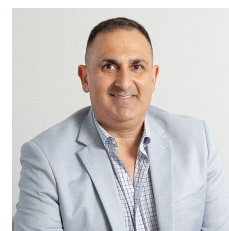
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- GREAT EXPOSURE
- FRONT UNIT
- GLASS SHOP FRONT
- ON SITE PARKING
- HIGH CLEARANCE
- NEW MODERN BUILDING
- LONG TERM LEASE AVAILABLE
- POTENTIAL FOR ADDITIONAL UNIT @ 254SQM
- FULLY SECURE GATED COMPLEX

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

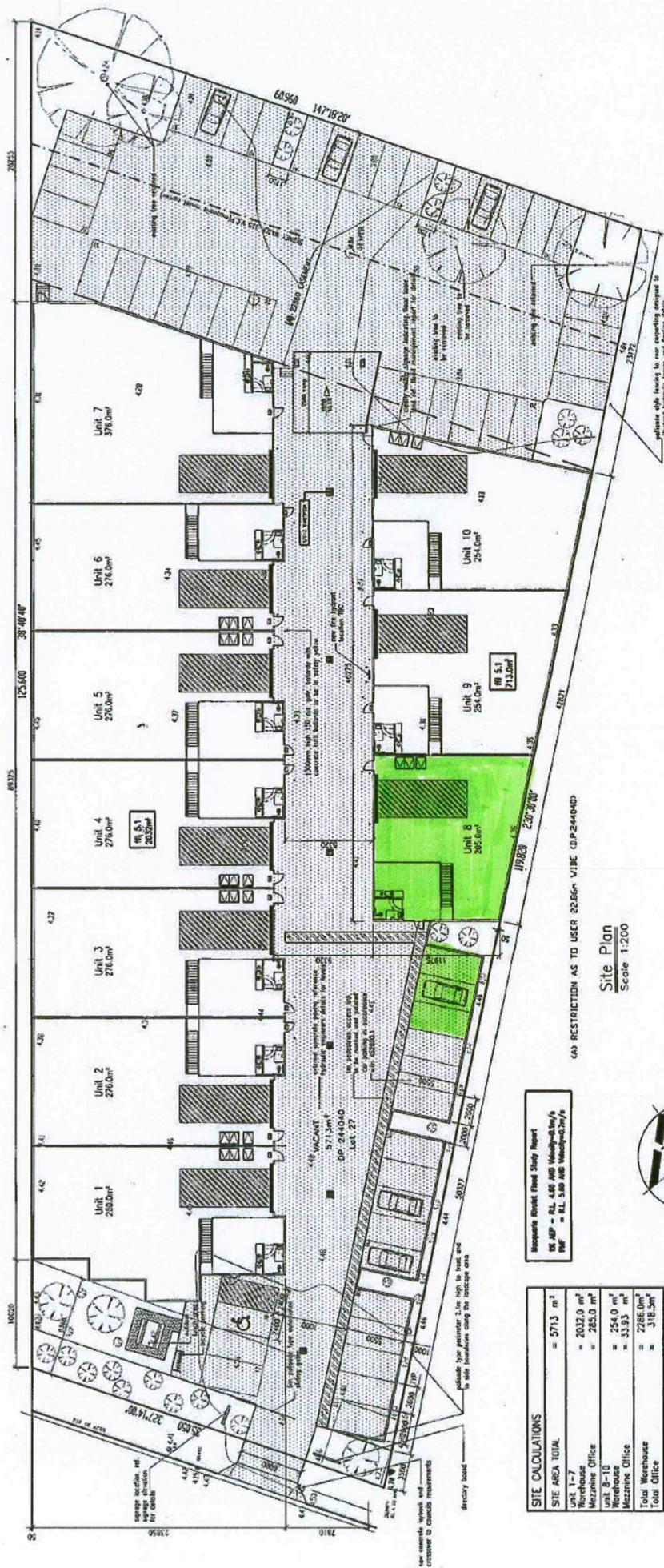


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Unit 8



603 RESTRICTION AS TO USER 22.86m VIBE (D.P.244040)

Site Plan
Scale 1:200

SITE CALCULATIONS	
SITE AREA TOTAL	= 5713 m ²
Unit 1-7	= 2032.0 m ²
Warehouse	= 285.0 m ²
Unit 8-10	= 254.0 m ²
Warehouse	= 33.3 m ²
Warehouse Office	= 2285.0 m ²
Total Warehouse	= 3118.3 m ²
Parking Required (1 per 70m ²)	
Industrial : 1 per 70m ²	
Warehouse : 1 per 40m ²	

