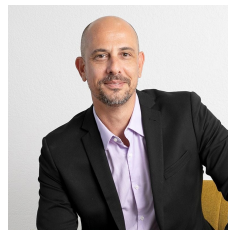


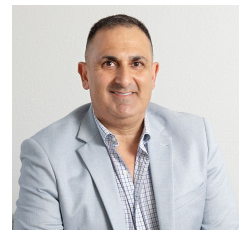
165 Berkeley Road Berkeley NSW

- * 665 sqm of high clearance warehouse
- * 435 sqm high clearance awning with 134 sqm of office space
- * Great location & exposure
- * 5 tonne crane option as well
- * Construction has commenced
- * Completion August 2022

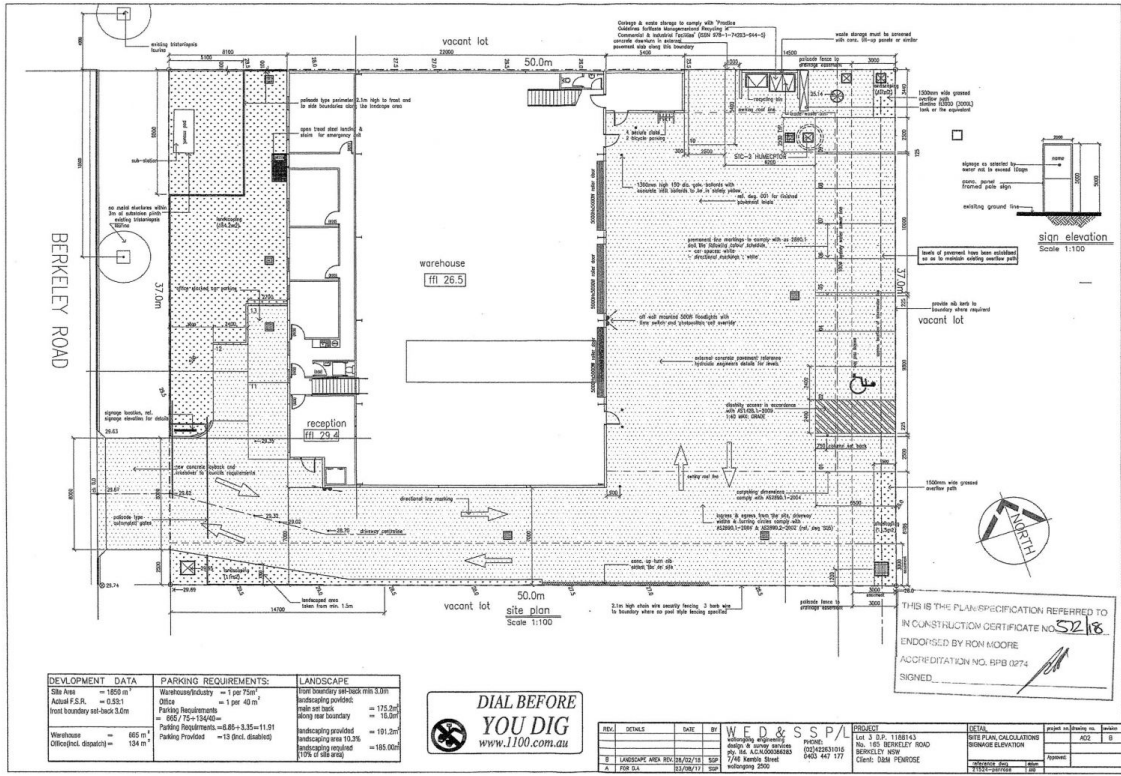
Type : Industrial
Building Size : 1234 sqm
Land Size : 1850 sqm
View : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/berkeley/commercial/industrial/8069971>



Mark Marinelli
02 4229 6640



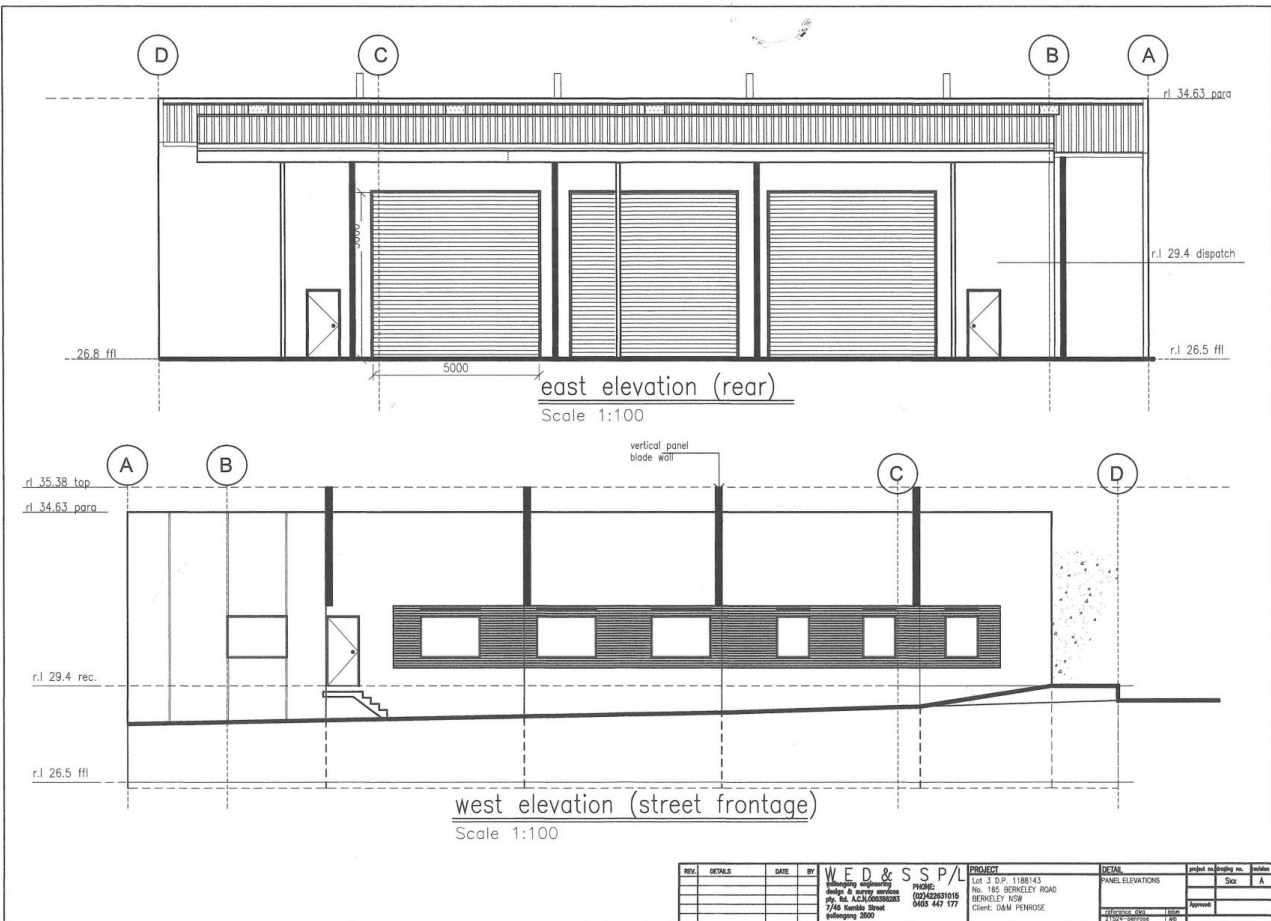
Harry Stefanou
02 4229 6640



DEVELOPMENT DATA	PARKING REQUIREMENTS:	LANDSCAPE
Site Area = 1852 m ²	Warehouse/Industry = 1 per 75m ²	front boundary set-back from 3.0m
Actual F.S.R. = 0.251	Office = 1 per 40 m ²	landscaping provided = 175.2m ²
front boundary set-back 3.0m	Parking Requirements = 162/75=2.16	along rear boundary = 13.2m ²
Warehouse = 665 m ²	Parking Requirements = 8.85=3.35=11.91	landscaping provided = 191.3m ²
Office (incl. disposal) = 134 m ²	Parking Provided = 13 (incl. disabled)	landscaping required = 185.00m ²
		(75% of site area)

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REV	DETAILS	DATE	BY	PROJECT	DETAIL	panel no./drawing no.	sheet
1	WED & SSSP/L			Lot 3 D.P. 1188143	WED & SSSP/L	1	A
2	WED & SSSP/L			110/ BERKELEY ROAD	WED & SSSP/L		
3	WED & SSSP/L			7/46 KERRIE STREET	WED & SSSP/L		
4	WED & SSSP/L			WILSONS CREEK	WED & SSSP/L		



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4	WED & SSSP/L			WILSONS CREEK	WED & SSSP/L		