

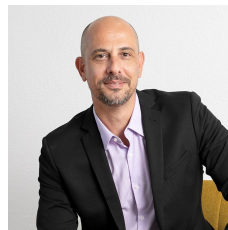


8/24 Rivulet Crescent Albion Park Rail NSW

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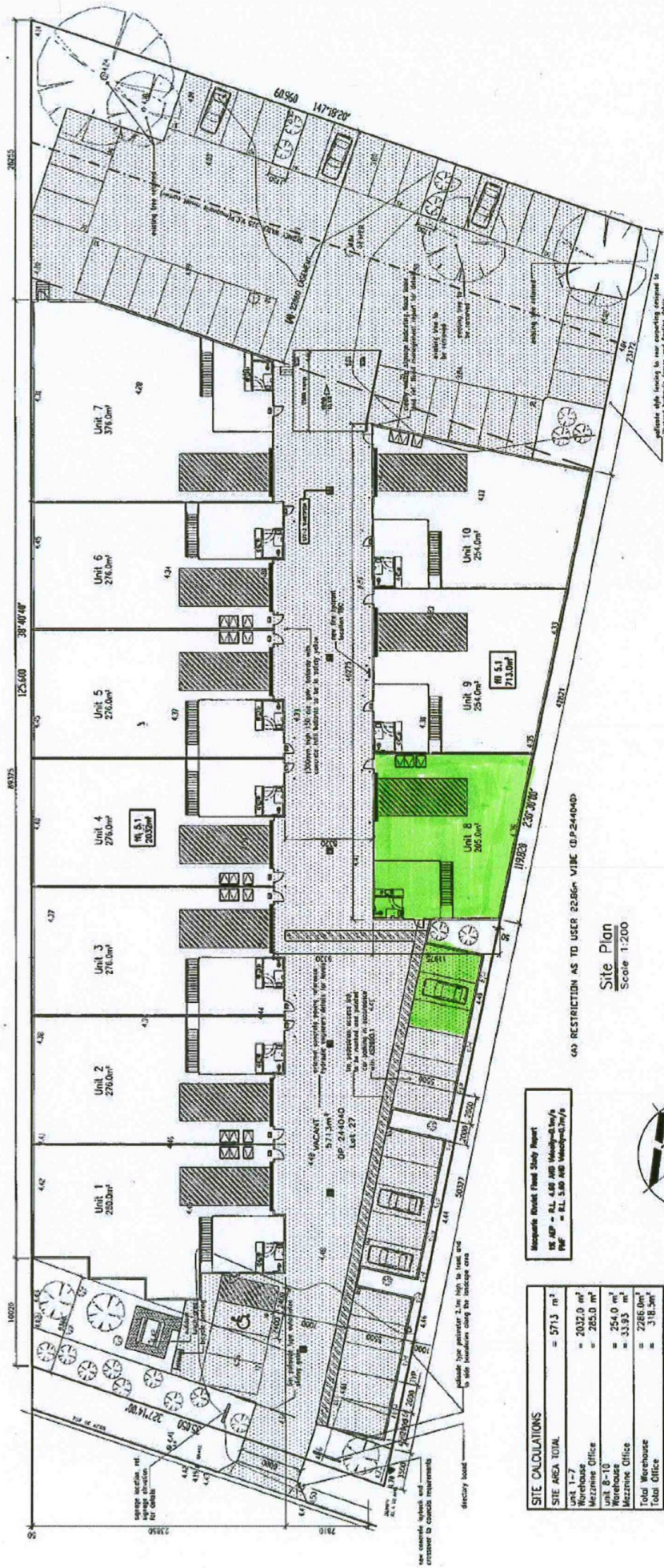
- GREAT EXPOSURE
- FRONT UNIT
- GLASS SHOP FRONT
- ON SITE PARKING
- HIGH CLEARANCE
- NEW MODERN BUILDING
- LONG TERM LEASE AVAILABLE
- POTENTIAL FOR ADDITIONAL UNIT @ 254SQM
- FULLY SECURE GATED COMPLEX

Type : Industrial
Building Size : 205 sqm
View : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/albion-park-rail/commercial/industrial/8069975>



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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
Mezzanine Office	= 254.0 m ²
Unit 8-10	= 333.3 m ²
Warehouse	= 2285.0 m ²
Mezzanine Office	= 316.0 m ²
Total Warehouse	= 2285.0 m ²
Total Office	= 316.0 m ²

Parking Required (1 per 70m²)
Industrial : 1 per 70m²
Office : 1 per 40m²



Macquarie Retail Fund Study Report
RFR 100 - 81, 450 100 Macquarie St
RFR 100 - 81, 450 100 Macquarie St