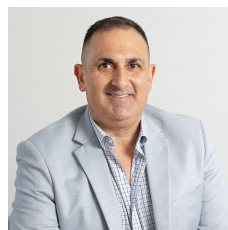


### 3/21 Doyle Avenue Unanderra NSW



- \* Warehouse 125m<sup>2</sup> - Mezzanine 81m<sup>2</sup> (Total 206m<sup>2</sup>)
- \* Modern Tilt - Up Concrete Design
- \* High Clearance roller doors with higher internal clearance
- \* Secure fence and electric gated complex
- \* Multiple car spaces per unit with ample visitor parking
- \* Good vehicle access
- \* Close proximity to major arterial roads
- \* Located in the industrial and commercial hub of Unanderra
- \* 90 mins to Sydney / 10 Mins to Wollongong / 5 mins to Port Kembla

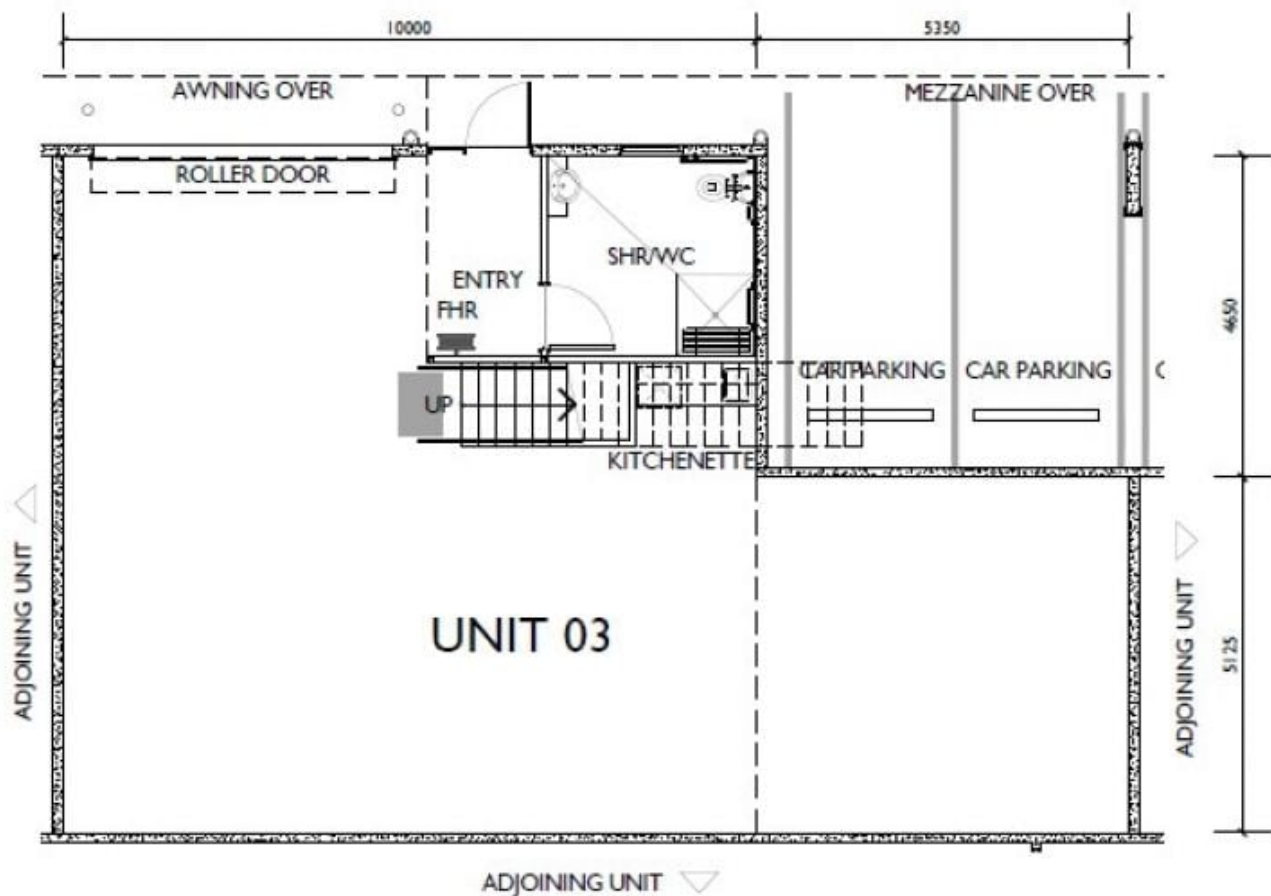
<b>Type</b>	: Industrial
<b>Price</b>	: \$49,500 + GST + OGS pa
<b>Building Size</b>	: 206 sqm
<b>View</b>	: <a href="https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/unanderra/commercial/industrial/8070114">https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/unanderra/commercial/industrial/8070114</a>



**Harry Stefanou**  
02 4229 6640

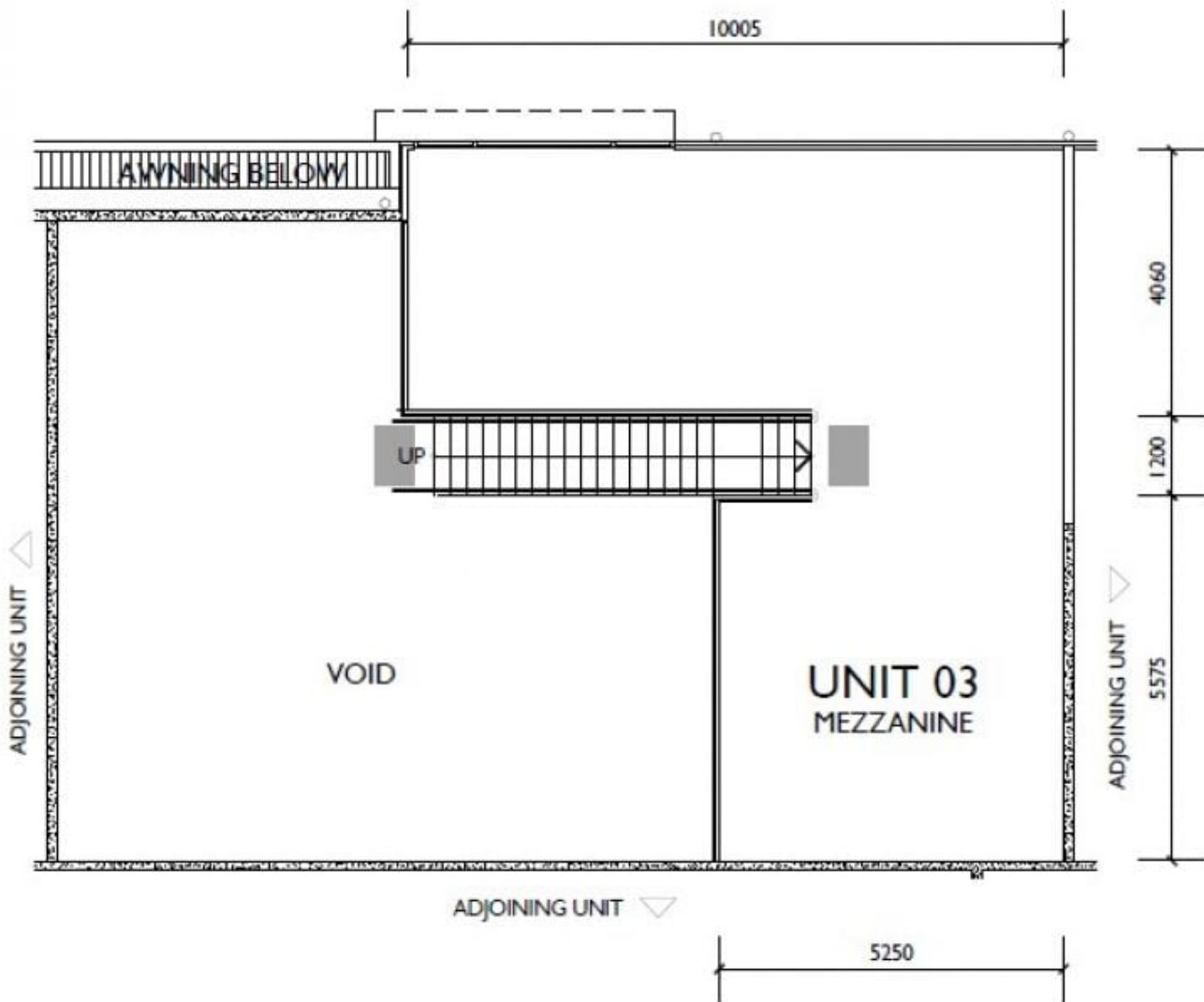


**Mark Marinelli**  
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**UNIT 03 - GROUND FLOOR PLAN**  
**19 - 23 DOYLE AVENUE, UNANDERRA**  
**LIGHT INDUSTRIAL UNITS**

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

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