



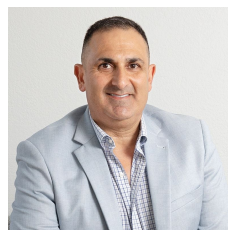
### 8/21 Doyle Avenue Unanderra NSW

6 

- \* Warehouse 320m<sup>2</sup> - Mezzanine 94m<sup>2</sup> (Total 414m<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

\*\* Units 5 - 18 are also available For Sale \*\*

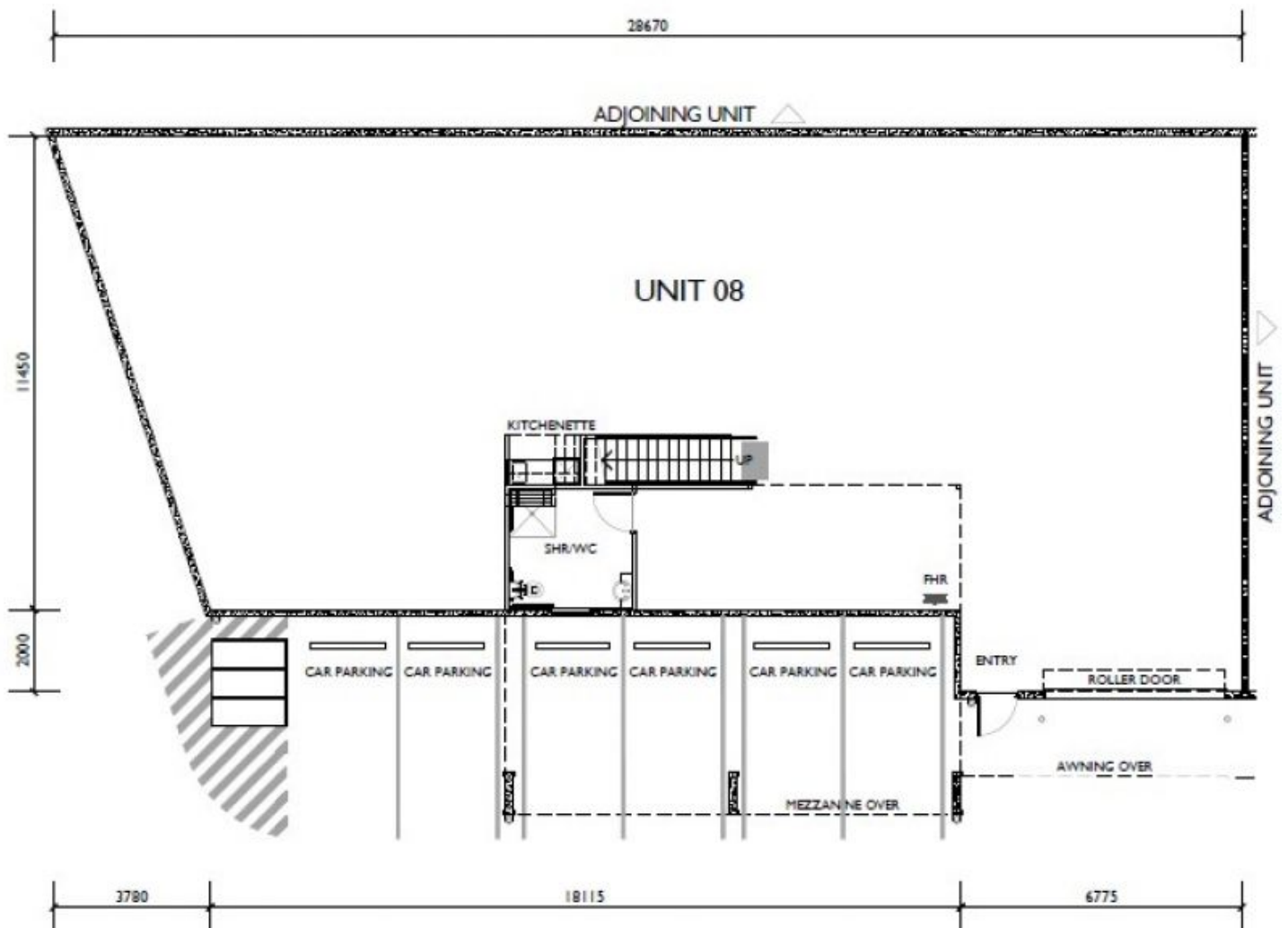
**Type** : Industrial  
**Price** : \$89,000 + GST + OGS pa  
**Building Size** : 414 sqm  
**View** : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/unanderra/commercial/industrial/8070119>



**Harry Stefanou**  
02 4229 6640



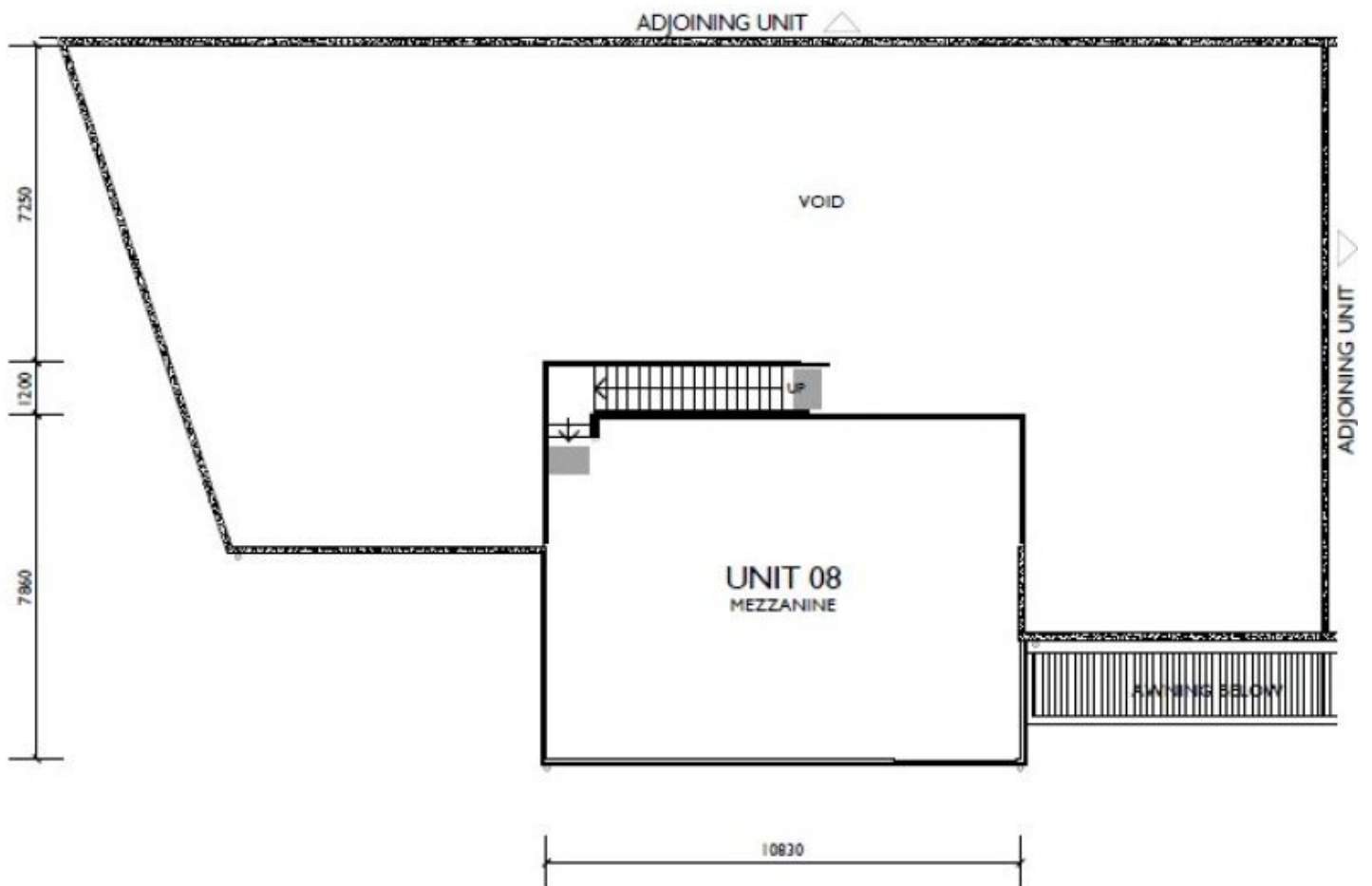
**Mark Marinelli**  
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**UNIT 08 - GROUND FLOOR PLAN**  
**19 - 23 DOYLE AVENUE, UNANDERRA**  
**LIGHT INDUSTRIAL UNITS**



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



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