

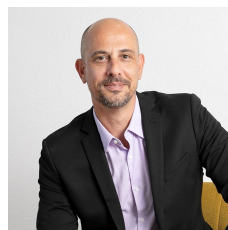


8/24 Rivulet Crescent Albion Park Rail NSW

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- GREAT EXPOSURE
- FRONT UNIT
- GLASS SHOP FRONT
- ADDITIONAL MEZZ/OFFICE APPROX 32 SQM
- ON SITE PARKING
- HIGH CLEARANCE
- NEW MODERN BUILDING
- LONG TERM LEASE AVAILABLE
- POTENTIAL FOR ADDITIONAL UNIT @ 262SQM
- FULLY SECURE GATED COMPLEX

Type : Industrial
Building Size : 244 sqm
Land Size : 244 sqm
View : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/albion-park-rail/commercial/industrial/8070125>



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Site Plan
Scale 1:200

Macquarie Rivulet Flood Study Report

| SITE CALCULATIONS | |
|--|---|
| SITE AREA TOTAL | = 571.3 m ² |
| Unit 1-7 Warehouse Mechanics Office | = 2032.0 m ² = 265.0 m ² |
| Unit 8-10 Warehouses Mechanics Office | = 254.0 m ² = 3,393 m ² |
| Total Warehouse | = 2286.0m ² |
| Total Office | = 318.5m ² |
| Parking Required (1 per 70m ²) Industrial: 1 per 70m ² | |