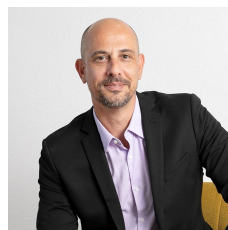


**3/7 Hargraves Avenue Albion Park Rail NSW**

**2** 

- \* 138 sqm high clearance warehouse
- \* 56sqm mezzanine
- \* Dual frontage on Hargraves Ave & Princes Highway
- \* Access via Hargraves Ave
- \* Great Access on to freeway
- \* 2 car spaces + visitor parking
- \* Potential for small business looking to expand
- \* Access via Hargraves

<b>Type</b>	: Industrial
<b>Price</b>	: \$33,000 + GST + OUTGOINGS pa
<b>Building Size</b>	: 194 sqm
<b>View</b>	: <a href="https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/albion-park-rail/commercial/industrial/8091054">https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/albion-park-rail/commercial/industrial/8091054</a>



**Mark Marinelli**  
**02 4229 6640**

