



2 Edney Lane Spring Hill NSW

- * 3222 sm of Light Industrial land at Spring Hill (Coniston)
- * Building envelope of approximately 1700sm S.T.C.A
- * Close to M1 motorway and minutes from Wollongong CBD
- * Fully fenced site with power & light poles
- * Blank canvas for development
- * Water retention pit on site - none building area
- * Currently tenanted to Temp fencing Business for approx \$48,000+GST+Outgoings until 18th Jan 2025.
- * Tenant has 1 x 2 year option with market review commencing 19th January 2025. Yet to advise if they are taking this option up

Type	: Development
Price	: Offers above \$1,300,000
Land Size	: 3222 sqm
View	: https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/spring-hill/commercial/development/8122895



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