

### 3/1-5 Industrial Road Unanderra NSW



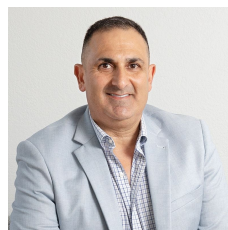
Located in the heart of Unanderra's industrial precinct, this 220 sqm warehouse offers a prime opportunity for businesses seeking a strategic position.

The property features a high-clearance roller door, 5 meters high, facilitating easy access for large vehicles. Inside, there's a small internal office, 60 sqm of mezzanine, kitchenette, and bathroom facilities, enhancing functionality.

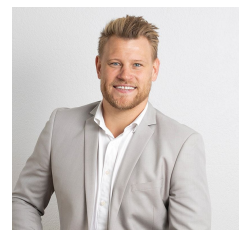
Additionally, the unit is equipped with two 3-phase power outlets and 13 double power points, catering to various industrial needs. With four on-site parking spaces, this well-maintained space is part of a small complex of seven units, providing a secure and professional environment. Its

[For full version visit the website](https://www.whkcommercial.com.au)

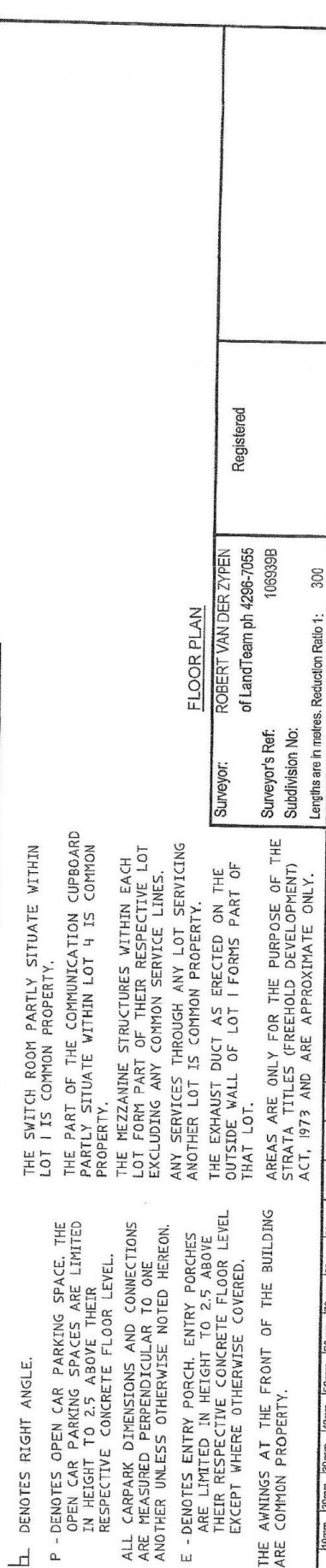
<b>Type</b>	: Industrial
<b>Price</b>	: \$895,000 + GST
<b>Building Size</b>	: 280 sqm
<b>View</b>	: <a href="https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/unanderra/commercial/industrial/8163463">https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/unanderra/commercial/industrial/8163463</a>



**Harry Stefanou**  
02 4229 6640



**Shaun Baulch**  
02 4229 6640



Registered

Surveyor: ROBERT VAN DER ZYPEN  
of LandTeam at 1208 7055

Surveyor's Ref:  
Subdivision No:

Lengths are in metres. Reduction Ratio 1: 300

00mm	110mm	120mm	130mm	140mm
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Version: 27/02/2015

10mm	20mm	30mm	40mm	50mm	60mm	70mm	80mm	80mm
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