

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



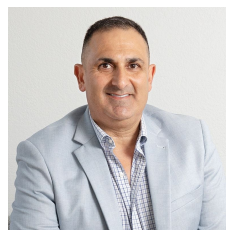
Located in the heart of Unanderra's industrial precinct, this 220 sqm warehouse offers a prime opportunity for businesses seeking a strategic position.

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.

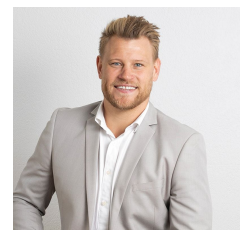
Additionally, the unit is equipped with two 3-phase power outlets and 13 double power points, catering to various industrial needs. With four on-site parking spaces, this well-maintained space is part of a small complex of seven units, providing a secure and professional environment. Its

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

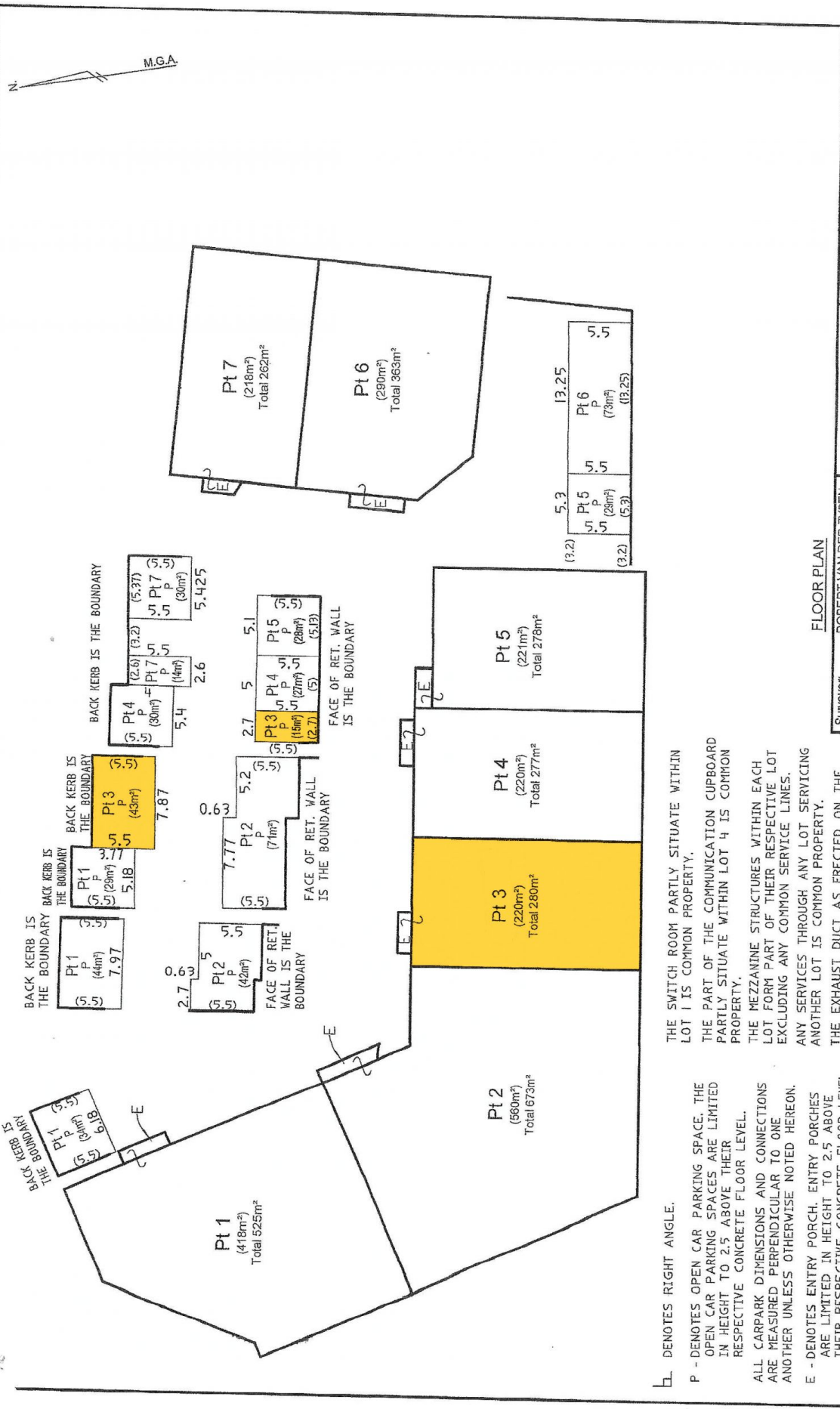
[For full version visit the website](https://www.whkcommercial.com.au)



**Harry Stefanou**  
02 4229 6640



**Shaun Baulch**  
02 4229 6640



Surveyor:		Registered	
Surveyor's Ref:		106939B	
Subdivision No:		300	
Lengths are in metres. Reduction Ratio 1:		300	
<b>FLOOR PLAN</b>			
Surveyor:		ROBERT VAN DER ZYPEN	
of LandTeam ph 4296-7055			

**L** DENOTES RIGHT ANGLE.  
**P** - DENOTES OPEN CAR PARKING SPACE. THE OPEN CAR PARKING SPACES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THEIR RESPECTIVE CONCRETE FLOOR LEVEL.  
 ALL CARPARK DIMENSIONS AND CONNECTIONS ARE MEASURED PERPENDICULAR TO ONE ANOTHER UNLESS OTHERWISE NOTED HEREON.  
**E** - DENOTES ENTRY PORCH. ENTRY PORCHES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THEIR RESPECTIVE CONCRETE FLOOR LEVEL EXCEPT WHERE OTHERWISE COVERED.  
 THE AWNINGS AT THE FRONT OF THE BUILDING ARE COMMON PROPERTY.  
 THE SWITCH ROOM PARTLY SITUATE WITHIN LOT 1 IS COMMON PROPERTY.  
 THE PART OF THE COMMUNICATION CUPBOARD PARTLY SITUATE WITHIN LOT 4 IS COMMON PROPERTY.  
 THE MEZZANINE STRUCTURES WITHIN EACH LOT FORM PART OF THEIR RESPECTIVE LOT EXCLUDING ANY COMMON SERVICE LINES.  
 ANY SERVICES THROUGH ANY LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.  
 THE EXHAUST DUCT AS ERECTED ON THE OUTSIDE WALL OF LOT 1 FORMS PART OF THAT LOT.  
 AREAS ARE ONLY FOR THE PURPOSE OF THE STRATA TITLES (FREEHOLD DEVELOPMENT) ACT, 1973 AND ARE APPROXIMATE ONLY.