

UPSTATE

MODERN WAREHOUSE



Cromer

25/32-34 Campbell Avenue

CONTACT AGENT FOR PRICE
Total Building area: 73m2

AUCTION

This is a rare opportunity to secure a modern high clearance warehouse in a clean industrial block. The warehouse floor is 73sqm with an additional mezzanine of 62 sqm, complete with an Engineering Certificate showing maximum load 200kg/m2. It comes complete with a high electric roller door access and its own tandem parking area right beside the building, making easy access to the entrance. Nestled in a quiet secluded complex, this warehouse enjoys a north facing aspect and provides an attractive proposition for any investor or owner occupier.

- 2 parking spaces (tandem)
- Electric roller door access
- With mezzanine removed, over 6m clearance
- Personal door into a reception area
- Private bathroom
- Popular industrial estate
- Only 1 common wall
- Close to shops/schools
- North Facing
- Estimated rent \$24,500 Gross Plus GST
- Outgoings \$3,805 (approx)

Located on the fringe of Cromer's industrial and commercial centre on Sydney's Northern Beaches. Only 800m from Pittwater Road, the main carriageway for the Northern Beaches, providing access to greater Sydney and a 4 minute drive to the centre of Dee Why and all the services and retail it has to offer. Occupy or invest in this versatile warehouse. Suitable for many industrial and business activities being Zoned IN1.

Agents

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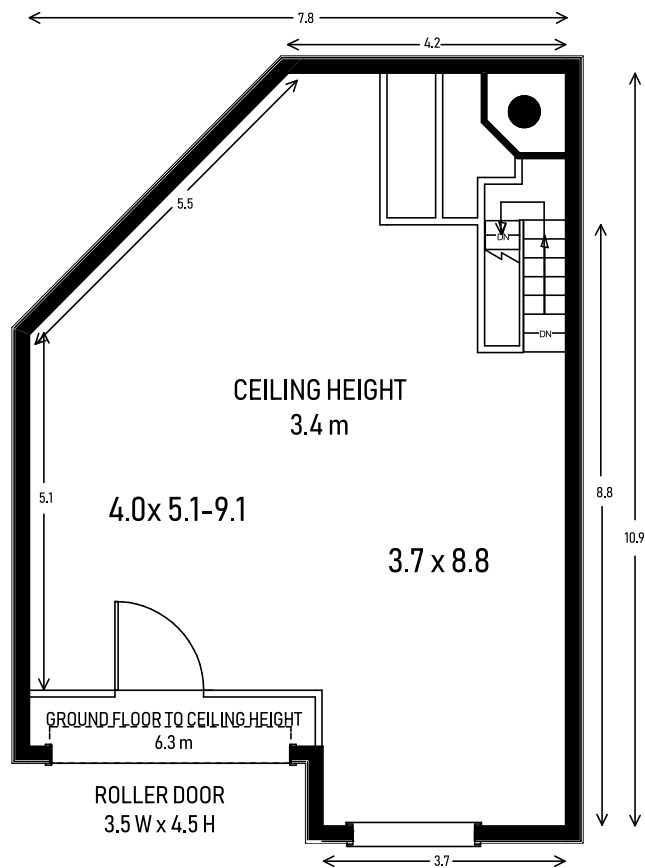
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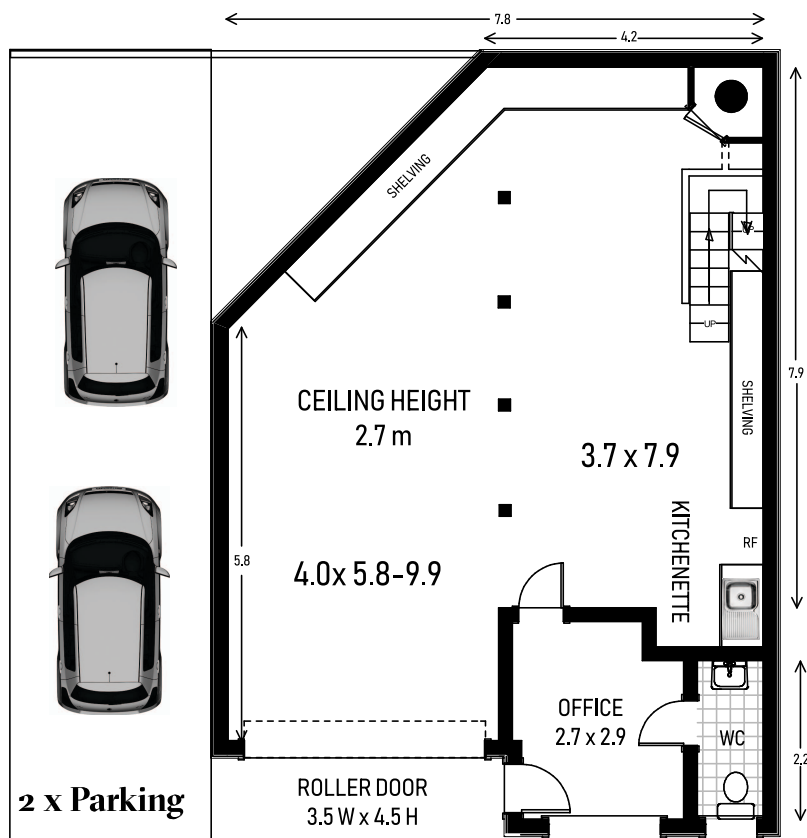
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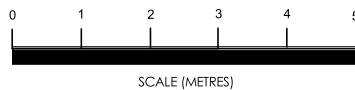
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Mezzanine Level



Ground Floor



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All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

