



Unit 3/8 Nelson Road, Cardiff NSW 2285

Warehouse - Office - Showroom

Building Area: 537m2 (approx)

This stand-alone industrial investment building is situated on top of the hill on Nelson Road Cardiff. It is part of a complex that has been divided into (3) Lots with a building on each Lot. Known as (Unit 1) it has:

951m2 (approx) of land

Common drive access

(3) roller doors

Air-conditioned ground floor showroom

Air-conditioned mezzanine offices

(2) separate work bays

A tenant paying \$45,013pa +OGs + GST

The location of this property, the general purpose nature of its layout make this an ideal

Industrial

FOR SALE

537sqm

**Raine&Horne.
Commercial**

Steve Dick

0425 302 771

steve@rhplus.com.au