



## 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**

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