



, Waratah NSW 2298

## Investment in Property

Situated in a busy industrial suburb close to the main Link Road in and out of Newcastle City and easily accessible for staff and customers it has:

New (3 + 3) year lease  
Personal and Bank Guarantees  
CPI Increases  
\$41,835pa + Outgoings + GST

Well located, this tenant has renewed for a further lease as the location is ideal for their business that retails and wholesales architectural hardware.

Industrial  
FOR SALE

401sqm

**Raine&Horne**  
Commercial

**Steve Dick**

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