



Unit 4/198-222 Young Street, Waterloo NSW 2017

## RARE WATERLOO INDUSTRIAL OPPORTUNITY

Price reduced to \$190sqm net pa + GST.

Rare to come on the market is this high clearance Industrial Zoned Warehouse/Showroom/Office unit in the Waterloo precinct.

Approximately 453sqm total net lettable area consisting of:

- \*123sqm mezzanine office (glass partitions, fully cabled etc)
- \*123sqm low clearance showroom/office
- \*207sqm of high clearance warehouse
- \*3 car spaces
- \*Airconditioned

Would suit a variety of users from traditional Industrial Warehouse

Industrial  
FOR LEASE

453sqm

# GUNNING

Gunning Real Estate

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