



Units 1 & 2/16 Shearwater Drive, Taylors Beach NSW
2316

Investment of Quality & Style

Net Income: \$41,140pa + OGs + GST

This multi-purpose design provides for a two-storey office with an adjoining warehouse on a separate title. Located at Taylors Beach in Port Stephens this busy business hub also has a Bunnings Warehouse and numerous other industries. These units:

- Are situated on a corner block with dual access to a large car park
- Have high clearance enabling a two-storey office with parking underneath
- Are built using secure concrete panel construction
- Have a tenant on a new (5) + (5) year lease with a (6) month bank guarantee
- Have a tenant whose business is software design for defence and avia

Industrial
FOR SALE

298sqm

**Raine&Horne®
Commercial**

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