



4/37 Shipley Drive, Rutherford NSW 2320

## TAKE THE RENT NOW & OWNER OCCUPY LATER

Currently leased to Gecko Security until 2 July 2017.

Returning \$26,000pa Nett + GST (100% outgoings paid by tenant)

This well maintained strata unit would suit the most discerning investor and / owner occupier.

Industrial

FOR SALE

187sqm

- \* Great mix of warehouse space & administration space
- \* 3 on-site car parking spaces
- \* Own amenities including shower
- \* Active industrial complex with great mix of tenants
- \* Security system
- \* 2 driveway access points
- \* Corner location with high visibility / exposure for your business
- \* Warehouse space approx. 12m x 5m
- \* Mezzanine storage are