



**2-4 Vallance Street, St Marys NSW 2760**

## **SOLD - FREEHOLD FACTORY WAREHOUSE - LONG TERM LEASE TO EFC**

- \* Prime corner location within established Dunheved Industrial Estate
- \* Substantial freehold industrial warehouse facility, comprising clear span factory, which can be divided/operated as separate units
- \* Driveway access from both Links Road and Vallance Street
- \* Warehouse comprises four separate roller door access points and is approximately 1,508sqm on ground floor, with adequate mezzanine storage, large power supply (100amps), administration offices and amenities
- \* The Lessee is EFC and is a long standing tenant with a use of light engineering and powder coating
- \* Net rental of \$112,063.80 per annum
- \* Lease expiry 30 Novem

Industrial  
FOR SALE

1594sqm

**Raine&Horne.**  
Commercial

**Keiran McGarity**

0417 228 504

keiran.mcgarity@rhc.com.au