



37 Bromley Road, Emu Plains NSW 2750

NET INCOME 8%

- * Prime location within the established Emu Plains Industrial Estate
- * Substantial freehold industrial warehouse facility, comprising extensive fitout and inventory.
- * Long term lease to Kuisine Company (visit www.kuisine.com.au)
- * Net income of \$237,287.14 with lessee responsible for 100% of outgoings
- * Lease expiry July 2019 with options
- * Generous onsite parking for approximately 30 cars
- * Main Floor ? 2,055 square metres, additional areas ? 367 square metres
- * Adequate mezzanine storage, large power supply (1200amps), administration offices and amenities
- * Zoned IN1 (General Industrial) ? easily adaptable to any industrial use

Inspections by appointm

Industrial
FOR SALE

2422sqm

**Raine&Horne.
Commercial**

Keiran McGarity

0417 228 504

keiran.mcgarity@rhc.com.au