



, Maryville NSW 2293

## INVESTMENT OPPORTUNITY

MODERN OFFICE/ WAREHOUSE UNIT

- \* High quality strata unit located in sought after inner city location, easy access to main arterial roads, transport links & port facilities
- \* Modern tilt panel construction, aluminium framed shop front, large 5.5m roller door, 3-phase power, pallet racking & storage
- \* Versatile fit-out comprising offices, reception, boardrooms, toilets & kitchenette on bot levels, ducted air-conditioning and various other quality inclusions throughout
- \* Housing two established tenants on 3 year leases with 3 year options (both businesses have been operating in excess of 20 years)
- \* Ground floor office of 142m2 (approx) and warehouse of 155m2 (approx)
- \* First floor office of 135m2 (approx)
- \* Total area of 432m2 (

Retail  
FOR SALE

432sqm

**DOWLING**  
COMMERCIAL

**David Rogers**

0425 267 111

dr@dowlingcommercial.com.au