



**5/13 Dell Rd, West Gosford NSW 2250**

## **Tenanted factory unit in Dell Rd! 7.0% net return!!!**

This is it! A 233m2 High clearance factory unit in Dell Rd currently with tenant in place.

Key attributes:

- \*High Clearance
- \*Internal amenities
- \*Front & rear roller doors
- \*Automatic front roller door
- \*7 metre height clearance

Current rent \$31,824 net per annum + GST

If you have any questions or would like to arrange an inspection, please call Ben Purdue 0450 719 600 today.

Industrial  
FOR SALE

233sqm

**Raine&Horne.  
Commercial**

**Ben Purdue**

0450 719 600

ben@rhccc.com.au