



Unit 3/31 Pendlebury Road, Cardiff NSW 2285

## Yard Yard and More Yard + Shed

Building Area: 650m<sup>2</sup> (approx)

Its rare to find a shed that has secluded, secure and level usable yard. The building itself may seem a little tired but the owner is prepared within reason to listen to suggestions to improve. Its features include;

- \* 1,100m<sup>2</sup> (approx) of fenced yard
- \* High clearance warehouse
- \* (2) large roller door access
- \* 100amps 3-phase power
- \* Amenities including shower

This is a small complex of only (3) units with the owner occupying the front (2) units. It's central location in the Cardiff Industrial Estate along with the ability to load and unload containers at ease makes this ideal for many businesses.

Industrial

FOR LEASE

650sqm