



"The ENTRANCE "DISTRICT" HAS STORAGE"

\$80/month	5m ²	12m ²	Bay 10
\$90/month	5.5m ²	13m ²	Bay 11, 12, 13, 14, 24, 25, 26, 27, 28
\$100/month	6.5m ²	15.5m ²	Bay 1, 2, 3, 4, 5, 6, 7, 8, 16, 17, 18
\$120/month	7.5m ²	17.5m ²	Bay 2, 4, 7, 15, 20, 21, 22
\$140/month	10.5m ²	24.5m ²	Bay 19, 23
\$210/month	16.5m ²	39.5m ²	Bay 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39

45	44	29	28	10	9
46	43	30	27	11	8
47	42	31	12	12	7
48	41	32	26	13	6
49	40	33	25	14	5
50	39	34	24	15	4
51	38	35	23	16	3
52	37	36	22	17	2
53		37	21	18	1
			20	19	skunk toilet

1 Bon Mace Close, Berkeley Vale NSW 2261

Secure long term investment!

Located in the Tumby Industrial Estate is this 53 unit self-storage property offered for sale. With many long term tenants, the property has a steady stream of repeat business. Simple to manage & maintain, the property has been held in the same family for over 30 years.

Features include:

- 53 self-storage units
- New asphalt to the driveways
- Solid brick improvements
- Central location with steady demand
- Currently managed by local real estate agency

Industrial
FOR SALE
\$1.3m Ex GST
700sqm