



**7 Gamma Close, Beresfield NSW 2322**

## Strong Tenant - Strong Lease

This concrete building stands in the heart of the Beresfield Industrial Estate at the end of the M1 Motorway that allows for easy access in all directions via major road networks. It is for this reason that NSW Insulation have leased this building on a (3) + (3) year lease. Not only does the building come with a good tenant - but features:

- \* Dual roller door access for easy stock movement
- \* Excellent front yard turning area and car park with securely fenced yard
- \* Fully air-conditioned office and showroom/reception
- \* Board/training room and Managers office, kitchen and amenities
- \* Leased until 15th March 2022 + (3) year option
- \* Net Income: \$70,000pa + OGs + GST

This is a superbly loca

Industrial  
FOR SALE

690sqm

**Raine&Horne**  
Commercial

**Steve Dick**

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