



## Unit 9/6 Kerta Road, Kincumber NSW 2251

### INDUSTRIAL UNIT + LAND ON TITLE

A stone's throw from 'Mitre 10' and located in the Kincumber Industrial hub is the rare factory bay that has a floor area of approx. 145m<sup>2</sup> + 3 Car spaces + 50sqm land (on title) that is currently leased with container storage. You can increase the value immediately and build on this land subject to council approval.

The factory features.

- Separate and well-presented office
- Insulated roof & 3 phase power
- Internal bathroom facilities with shower
- Security grills & 3 car spaces

Industrial  
FOR SALE

145sqm

**Anthony Scarcella**

+61 422 375 522

[Anthony.Scarcella@au.knightfrank.com.au](mailto:Anthony.Scarcella@au.knightfrank.com.au)