



Unit 7/6 Kerta Road, Kincumber NSW 2251

## INDUSTRIAL UNIT + LAND ON TITLE

A stones throw from Mitre 10 and located in the Kincumber Industrial hub is the rare factory bay that has a floor area of approx. 140m<sup>2</sup> + mezzanine 40 m<sup>2</sup> + 3 car spaces + 50sqm land (on title) currently leased on a continuing lease that would be ideal for owner occupiers and investors alike.

You can increase the value immediately and build on this land subject to council approval.

The factory features.

- Separate and well-presented office
- Roller door and phase power
- Internal bathroom facilities with shower

Industrial  
FOR SALE

230sqm

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