



## High Clearance CBD Warehouse

Industrial/Warehouse • Other • Showrooms/Bulky Goods

71 Montague Street, North Wollongong, NSW 2500

**Floor Area:** 1,160 m<sup>2</sup>

**Land Area:** 2238.00 m<sup>2</sup> (approx)

### For Lease

\$185,000 + GST pa  
Plus Outgoings

### Property Description

- \* 4 x High clearance roller doors
- \* Glass showroom
- \* Main road exposure
- \* Fully approved Retail/Industrial site
- \* Three phase power
- \* Onsite parking for 15 cars
- \* Long Term Lease + options available

### Additional Details

#### Car Spaces

15

#### Outgoings

\$12116



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