



Premium Industrial Investment

Industrial/Warehouse

16 Spitfire Place, Rutherford, NSW 2320

Floor Area: 1,398 m²

Land Area: 1.31ha (3.24 acres)
(approx)

For Sale

Please contact agent

Property Description

- **Net income \$202,000* pa (plus GST)**
- **Total building area 1,398sqm***
- **Eight year initial lease term**

The subject property incorporates a torrens titled industrial workshop facility constructed 2011*. The property has a building area of 1,398sqm* reflecting a site coverage of 11%. The workshop erected on-site provides a functional facility allowing for excellent truck access and crane provisions. A substantial wash bay is situated to the north eastern corner of the site. Detached from the workshop is a precast concrete office building which has been fitted to a good standard including gender specific amenities and boardroom. Key features include gantry crane provisions for a 32 tonne with a 5 tonne auxiliary crane, 12 metre clearance in workshop, four 6m x 6m roller door access to workshop, 23 on-site car spaces and 6,000sqm* of hardstand provisions, comprising of both compacted gravel and concrete.

Property Feature:

- Net income \$202,000 (plus GST)
- Initial lease term expiring 2028
- Total building area 1,398sqm*
- Total site area 13,110sqm*
- Excellent truck access
- Gantry crane provisions for 32 tonne
- 12m* clearance in workshop...



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