



Dual income industrial investment in blue chip location

Industrial/Warehouse

2 Kullara Close, Beresfield, NSW 2322

Floor Area: 1,932 m²

Land Area: 3446.00 m² (approx)

Property Description

- **Dual tenanted investment**
- **3,446sqm* corner allotment**
- **Combined net income \$235,604* pa**

An outstanding industrial investment opportunity with the property providing a level corner allotment of 3,446sqm*.

Incorporating two detached concrete panel buildings with secured fenced yards with a combined lettable area of 1,932sqm*.

Metal Manufactures Pty Limited occupy one building on a new 5 + 5 + 5 year lease commenced 1 October 2021, with M&H Air Conditioning on a new 3 + 3 year lease which commenced 1 September 2021.

The property provides an excellent opportunity to secure a fully leased asset with a diverse income and staggered lease profile.

The property is going to Public Auction on Thursday 18 November at 10.30am
Venue: 18 Honeysuckle Drive Newcastle

*Approx.

Sold

Contact Agent

Sold: Wed 12-Jan-22



Tim Woolf

0413155462

Colliers - Newcastle

Ground Floor, 18 Honeysuckle
Drive, Newcastle NSW 2300