



RARE FREESTANDING BUILDING | AUCTION

For Sale
\$3,100,000
Auction

Industrial/Warehouse

37 THE PROMENADE, Yennora, NSW 2161

Floor Area:

877 m²



Property Description

- **Invest Now Occupy Later**
- **High Clearance Warehouse**
- **Lease Expiring February 2023**

Bawdens are pleased to present to market by way of Auction, this rare opportunity to secure a freestanding building, primely positioned within the heart of the Yennora industrial precinct. This property is centrally located to both Woodville Road, Hume Highway and the M4 motorway. Other features include:

- High Clearance and clear span warehouse
- Current passing rent for \$94,856.24 Gross pa + GST
- Mezzanine office and Showroom
- Onsite Parking
- Walking distance to Yennora Railway Station

Bawdens ID: 17715

Additional Details

Tenure Type **Car Spaces**
Vacant Possession 6

Zoning
IN1

37 THE PROMENADE, Yennora, NSW 2161



Anthony Barbanera
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