



# FREESTANDING INDUSTRIAL INVESTMENT - CONDELL PARK

**For Sale**

Contact Agent

Sale by Negotiation

Industrial/Warehouse

Condell Park, address available on request

## **Floor Area:**

1,226 m<sup>2</sup>



## Property Description

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- **Freestanding Industrial Investment**
- **Leased until Jan 2024**
- **Plus 5 year option**

Located just off Willfox Street and Ilma Street. Within close proximity to Eldridge Road, Edgar Street, Milperra Road and the M5 Motorway.

Niemeyer Commercial Industrial Property are pleased to offer this Industrial Investment Opportunity in Condell Park For Sale;

- 1,023m2 of land
- 1,226m2 building area over 2 levels
- Leased until January 2024 with additional options
- Current rental is \$139,500 per annum plus GST
- With an increase in rent in January 2022
- Undercover secure loading / storage area
- 3 phase power and well appointed first floor offices
- Zoned IN1 General Industrial under Canterbury Bankstown Council
- Secure a prime industrial investment in a tightly held South West location
- Inspection by Appointment Only

For a copy of the Information Memorandum, Contract of Sale or to Arrange Inspections, please contact Emilios Michael - 0419 014 197 or 8700 2504.

## Additional Details

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**Tenure Type**  
Tenanted  
Investment

**Zoning**  
Industrial

**Parking  
Comments**  
on Site



**Emilios Michael**

0419 014 197

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**Niemeyer Commercial Industrial  
Property**

Offices Seven Hills, Caringbah &  
Revesby NSW 2212