



## High-Quality Warehouse & Office Opportunity

Retail • Offices • Industrial/Warehouse

2/15 Miall Way, Albion Park Rail, NSW 2527

**Floor Area:** 463 m<sup>2</sup>

### Property Description

Perfectly positioned modern warehouse in a desirable and sought-after industrial location on the corner of Miall Way & Rivulet Crescent, Albion Park Rail.

- Huge 358sqm high clearance warehouse with industrial roller door (4.5m x 4.2m approx.)
- Executive 105sqm private ducted air-conditioned office space upstairs with window view overlooking warehouse
- The office area consists of 2 x private meeting rooms and large open plan office space with many layout possibilities
- Downstairs formal reception area with glass entry doors, toilets, kitchen area and ample storage
- 3 allocated parking spaces plus easy off street parking

Arrange an inspection today !

### Leased

Leased: Wed 25-Aug-21

### Additional Details

| Tenure Type       | Car Spaces |
|-------------------|------------|
| Vacant Possession | 3          |



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Ray White - Albion Park

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