



Vacant Industrial Site - Ideal for Owner/occupiers

Industrial/Warehouse • Land/Development

10 Karungi Crescent, Port Macquarie, NSW 2444

Floor Area: 352 m²

Land Area: 1290.00 m² (approx)

Property Description

- * Vacant Possession sale - zoned Industrial IN1
- * Land area of 1,290 sqm approx.
- * Main building of 288 sqm approx (12m x 24m) which incorporates a reception, lunch area and prep room/office on ground level plus an additional mezzanine storage level above of 75 sqm approx offering offices and store rooms structures. The remainder of the main building is high bay open warehouse space.
- * Additional small shed structures are onsite adding a further 65.5 sqm - bringing total under roof area to 353.5 sqm approx
- * Main warehouse has three large motorised roller shutter doors being 3.6m wide by 3.8m high
- * Features Solar panels plus 3 split system air conditioning units servicing ground level reception, lunch room and mezzanine office
- * Built in reception and lunch room cabinetry (x2) with hot water plumbed
- * Disabled amenities
- * Security fenced and mostly concrete sealed yard
- * Council rates are \$3,000 PA estimated
- * Six (6) car spaces
- * Room to expand and improve usability, adaptable for many used STCA
- * Ideal for owner occupiers like builders and alike
- * May suit multiple tenant configurations...

Sold

Contact Agent

Sold: Fri 10-Sep-21

Additional Details

Building

Whole

Tenure Type

Vacant Possession

Car Spaces

6

Zoning

General Industrial

**Raine & Horne.
Commercial**

Luke Horton

0417 406 414

**Raine & Horne Commercial - Port
Macquarie**

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