



ASX Listed Investment

Industrial/Warehouse

106 Stenhouse Drive, Cameron Park, NSW 2285

Floor Area:

1,644 m²

Land Area:

0.64ha (1.59 acres) (approx)

Sold

Contact Agent

Sold: Mon 13-Dec-21



Property Description

- **New 7 year lease with 5 year option**
- **Net income of \$287,567 PA plus GST**
- **1,644 sqm* gross building area**

Knight Frank is pleased to present this fully leased investment to the market for sale by Online Auction.

With a brand new 7-year lease in place to one of the worlds largest and most diversified laboratory testing and inspection service providers, ASX listed ALS Global.

Located in the popular industrial precinct of Cameron Park, just 1.5 km* to the Pacific Highway, providing easy access to Newcastle, Sydney and the Mid-North Coast.

Features include:

- New 7 year lease with 5 year option
- Net income \$287,567 PA plus GST
- 625 sqm* warehouse area
- 1,019 sqm* office/laboratory/lunchroom
- 2,398 sqm* external paved area
- Wash bay and BBQ area
- 6,429 sqm* site area
- 24 on-site car spaces

Cameron Park is just 20 km* to Newcastle's CBD and is also home to Bunnings, Daracon, Fin Windows & Doors, Veolia, AusSteel, Border Express and more.

For sale by Online Auction closing at 11am Thursday 16 December 2021 via soldonline.com.au.

For more information, please contact your exclusive agents listed.

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Additional Details

Tenure Type

Tenanted
Investment

106 Stenhouse Drive, Cameron Park, NSW 2285



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Dan Barry
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Knight Frank - Newcastle

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