



## 8 - 18 Tate Street Wollongong, NSW

### Rare and Substantial Industrial Opportunity

Stone Commercial are proud to present a rare and substantial opportunity for a purchaser to secure an industrial or logistics land holding situated in Wollongong's industrial precinct.

Situated only 500 metres from the entrance to Australia's largest vehicle importing hub at Port Kembla, the site comprises a land area of 10,829m<sup>2</sup>\* with 6,302m<sup>2</sup>\* built improvements split over a detached office building, 6 warehouse bays, and a detached warehouse on Fox Avenue. Benefiting from an expansive 74\* metres frontage to Tate Street and exposure to Springhill Road, one of Wollongong's main industrial roads.

The site currently offers a net return of \$237,090.31\* P.A. with scope to significantly increase.

#### Property Features:

- High exposure corner site with 74m\* frontage along Tate Street and exposure to Springhill Road
- Situated within Wollongong's industrial precinct, this property is moments away from industrial services, publi...

Price:

Contact Agent - Paul Di Mauro



**Paul Di Mauro**

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