



## FOR SALE

### PREMIUM POSITION

#### Freehold Opportunity

Invest, Occupy or both

This property has the potential to sublease to multiple tenants.  
There are 2 separate buildings; a warehouse and office.

The office building is a two storey with car parking underneath for approximately 12 cars. With a frontage to Rookwood rd Yagoona. Approximate size of office building is 453 sqm. Male and female toilets on each level with existing partitions, kitchen, reception desk, air-conditioning, alarms etc.

The warehouse is to the rear of the office building and is approximately 1 144 sqm plus mezzanine improvements of 667 sqm a total area of 1 811 sqm.  
The warehouse is accessed via a driveway and has multiple entry / exits with roller doors. The warehouse is partially air conditioned and has toilets and kitchenette.

The property's key strengths are:

- Frontage to Rookwood Rd, which offers signage exposure to thousands of cars passing by daily.
- Easy access to major arterial corridors.
- 2 separate buildings.
- potential for dual tenancies.
- high power supply to the building.

For more information please contact  
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0 BED | 0 BATH | 0 CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A



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