



**SOLD**

**UNDER OFFER! UNCONDITIONAL MEDIUM  
IMPACT INDUSTRIAL SHEDS IN PRIME  
LOCATION - EXCELLENT INVESTMENT OR  
BUSINESS PREMISES**

62 and 64 Nelson Street is located approximately 650 metres from the Southern Arterial Road. The total site is 990 m2 comprising of two adjacent 495 m2 lots in one line with total lettable area of 860m2 (see below breakdown).

Floor Areas No. 62 No. 64  
Ground Level 321 m<sup>2</sup> 281 m<sup>2</sup>  
Upper Level office 20 m<sup>2</sup> 80 m<sup>2</sup>  
Front awning 62 m<sup>2</sup> 96 m<sup>2</sup>  
Total 403 m<sup>2</sup> 457 m<sup>2</sup>

The improvements include 2 high access metal-deck sheds each comprising of warehouse area, staff room, bathroom amenities, kitchen facilities, airconditioned mezzanine office with 2 x gantry systems, 3 phase power (transformer at kerb). There also exists an opportunity to purchase the existing 20mm thick steel floor plate covering 9 x 16 m<sup>2</sup>. The steel portal structure has a high clearance access that suits warehousing, light and medium industry such as boat building and allows for future adaptation for various other uses.

Ancillary improvements include high access 192 m<sup>2</sup> awning covered concrete hardstand to the front of the building and security chain wire fencing. The property suits owner operators, investors or developers having significant future development potential (STCA).  
Leased to September 2025

Our instructions are to offer the two adjacent lots to be sold in one line with possibility to purchase separately subject to further notice/enquiry.

More photos will be posted in the coming days.

To secure this opportunity Call 0428 794 954 with expressions of interest today!!!

**0 BED | 0 BATH | 0 CAR**

**PRICE:  
\$600,000**

**OPEN FOR INSPECTION:  
N/A**



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