

# AUCTION

34 Hallstrom Place WETHERILL PARK



**867m<sup>2</sup> TENANTED FREESTANDER - INVEST TODAY, OCCUPY TOMORROW**

## Description

- \* Industrial Zone Real Estate is privileged to offer the subject property to market for sale by Auction
- \* The site is located close to the Horsley Drive, M7 Motorway, Cumberland Hwy & the M4 Motorway
- \* Set in a quiet cul-de-sac with IN1 General Industrial zoning allowing flexible business uses
- \* Modern 867m<sup>2</sup> freestanding warehouse on a generous parcel of 1,479m<sup>2</sup> land
- \* Secured & fenced site with excellent container access with ample onsite parking
- \* Tenanted until 28th February 2021 + 3 year option returning \$ 116,091 PA NET + GST\*
- \* Fixed 3 % annual increases with 100 % of outgoings payable by the lessee
- \* Land banking opportunity or future owner occupier
- \* Copy of the contract of sale is available upon request
- \* Auction on Thursday 3rd December 2pm in-rooms at Unit 3/60 Fairford Road, Padstow, NSW, 2211

<b>Building Area sqm:</b>	Warehouse	742
	Office	125
	<b>Total Area:</b>	<b>867</b>

**Land Area sqm:** 1,479

**Auction Details:** Tenanted Investment

**Zoning:** IN1 General Industrial

**Council:** Fairfield City



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All dimensions and figures are approximate  
Unless stated, all prices quoted are exclusive of GST



**Auction**  
Thursday  
December

3rd



**Site Area**  
1,479m<sup>2</sup>



**Warehouse Area**  
742m<sup>2</sup>



**Office Area**  
125m<sup>2</sup>



**Frontage**  
23.7m



**Container Access**

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