

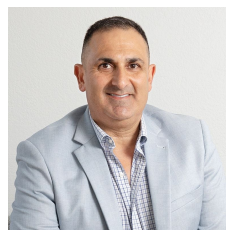


**32 & 33/10-12 Sylvester Avenue Unanderra NSW**

4 

- \* Combined Total 483 sqm Warehouse & Mezzanine
- \* Modern Concrete tilt up design
- \* High Clearance Roller Door and Internal height
- \* Dual street access including Princes Highway
- \* Located in Unanderra's Industrial Hub
- \* Multiple allocated car spaces including undercover as well as visitor parking. \* Available for sale separately
- \* Sold as Vacant Possession
- \* Great opportunity to owner/occupy or as an Investment

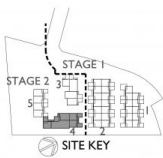
**Type** : Industrial  
**Price** : \$1,925,000 + GST  
**Building Size** : 483 sqm  
**View** : <https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/unanderra/commercial/industrial/8131701>



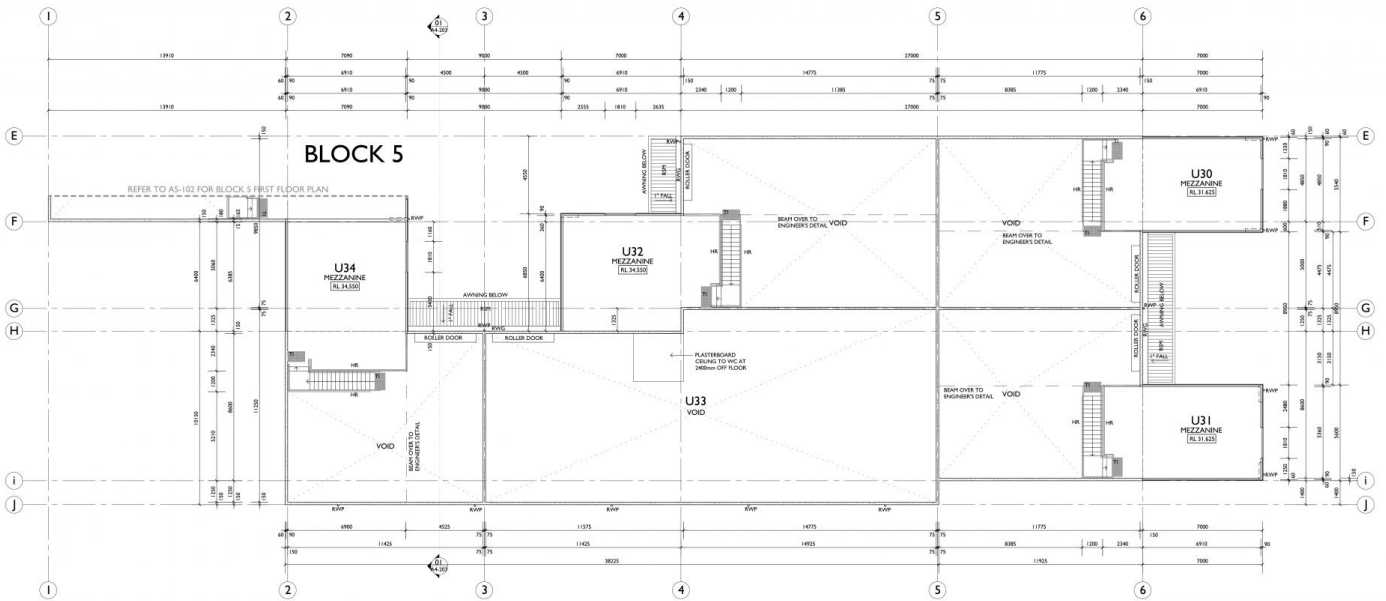
**Harry Stefanou**  
02 4229 6640



**Mark Marinelli**  
02 4229 6640

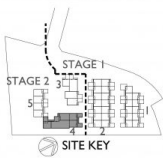


**NOTE:**  
REFER TO A4-101 FOR ARCHITECTURAL SPECIFICATION OF WORKS AND BCA NOTES PRIOR AND DURING CONSTRUCTION



**01 MEZZANINE LEVEL FLOOR PLAN - BLOCK 4**  
SCALE 1:100 @ A1

<b>LEGEND</b>	<p>01 STRUCTURAL LEVEL</p> <p>02 STRUCTURAL REINFORCED CONCRETE COLUMN TO ENGINEER'S DETAIL &amp; COLUMN NUMBER</p> <p>03 ROUNDED PRE CAST REFER TO ELECTRICAL ENGINEERS DOCUMENTATION FOR DETAILS</p> <p>04 STORMWATER REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DETAILS</p>	<p><b>PROJECT:</b> PROPOSED TWO STAGE LIGHT INDUSTRIAL UNITS AND CAR PARKING</p> <p><b>SCALE:</b> 1:100 @ A1 1:200 @ A3</p> <p><b>DATE:</b> DEC 2017</p> <p><b>CLIENT:</b> ADM</p> <p><b>DRAWING:</b> CONSTRUCTION DOCUMENTATION STAGE 2 BLOCK 4 FIRST FLOOR PLAN</p> <p><b>PROJECT NO.:</b> 2014-04</p> <p><b>DRAWING NO.:</b> A4-102</p> <p><b>DATE:</b> 2014-04</p>
---------------	--	--



**NOTE:**  
REFER TO A4-101 FOR ARCHITECTURAL SPECIFICATION OF WORKS AND BCA NOTES PRIOR AND DURING CONSTRUCTION

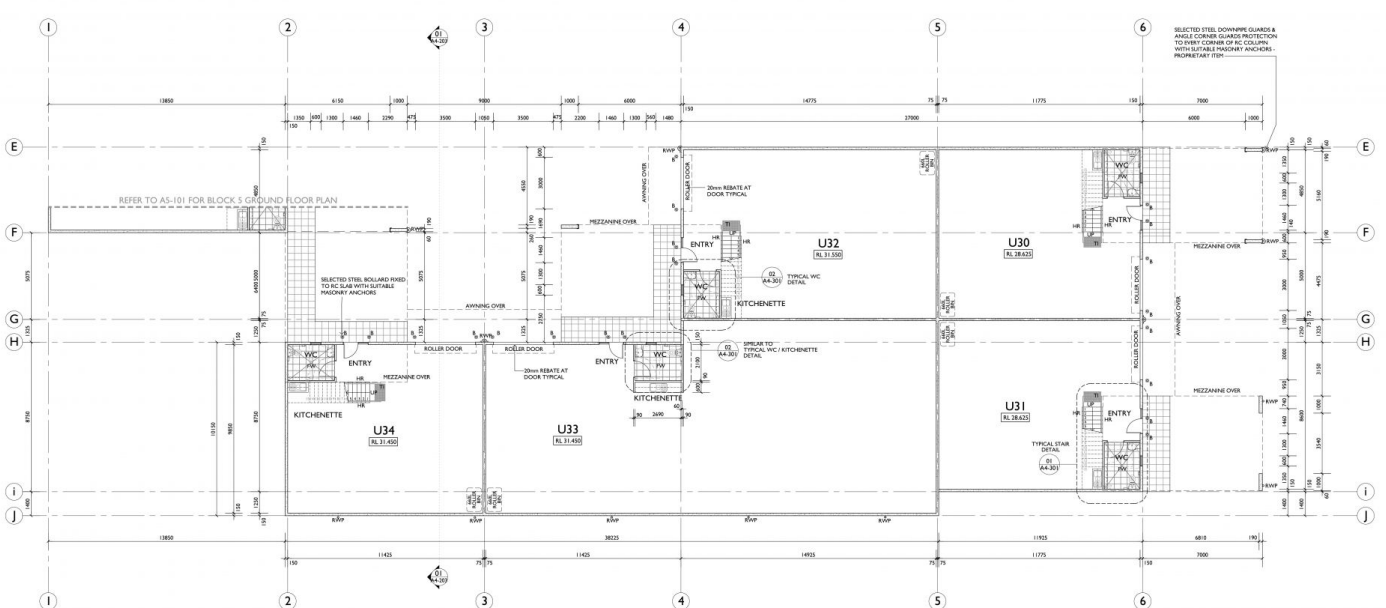
**GENERAL LEGEND**

01 STRUCTURAL LEVEL

02 STRUCTURAL REINFORCED CONCRETE COLUMN TO ENGINEER'S DETAIL & COLUMN NUMBER

03 ROUNDED PRE CAST REFER TO ELECTRICAL ENGINEERS DOCUMENTATION FOR DETAILS

04 STORMWATER REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DETAILS



**01 GROUND LEVEL FLOOR PLAN - BLOCK 4**  
SCALE 1:100 @ A1

<b>LEGEND</b>	<p>01 STRUCTURAL LEVEL</p> <p>02 STRUCTURAL REINFORCED CONCRETE COLUMN TO ENGINEER'S DETAIL &amp; COLUMN NUMBER</p> <p>03 ROUNDED PRE CAST REFER TO ELECTRICAL ENGINEERS DOCUMENTATION FOR DETAILS</p> <p>04 STORMWATER REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DETAILS</p>	<p><b>PROJECT:</b> PROPOSED TWO STAGE LIGHT INDUSTRIAL UNITS AND CAR PARKING</p> <p><b>SCALE:</b> 1:100 @ A1 1:200 @ A3</p> <p><b>DATE:</b> DEC 2017</p> <p><b>CLIENT:</b> ADM</p> <p><b>DRAWING:</b> CONSTRUCTION DOCUMENTATION STAGE 2 BLOCK 4 GROUND FLOOR PLAN</p> <p><b>PROJECT NO.:</b> 2014-04</p> <p><b>DRAWING NO.:</b> A4-101</p> <p><b>DATE:</b> 2014-04</p>
---------------	--	---