

**11/21 Doyle Avenue Unanderra NSW**



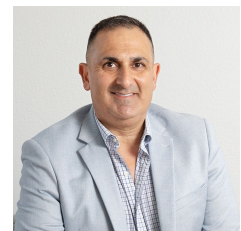
Unit 11 - 184 sqm Warehouse / 68 sqm Mezzanine and 2 allocated Car Spaces

- \* Returning \$43,950 + GST + Outgoings PA
- \* Leased till September 2026 with 1 x 1 year options
- \* Modern Tilt Up - Concrete design
- \* High Clearance roller doors with higher internal clearance
- \* Secure fenced and electric gated complex
- \* Multiple car spaces per unit and plenty of visitor parking
- \* Good vehicle access
- \* Close proximity to major arterial roads
- \* Located in the Industrial and Commercial hub of Unanderra
- \* 90 mins to Sydney / 10 Mins to Wollongong / 5 mins to Port Kembla

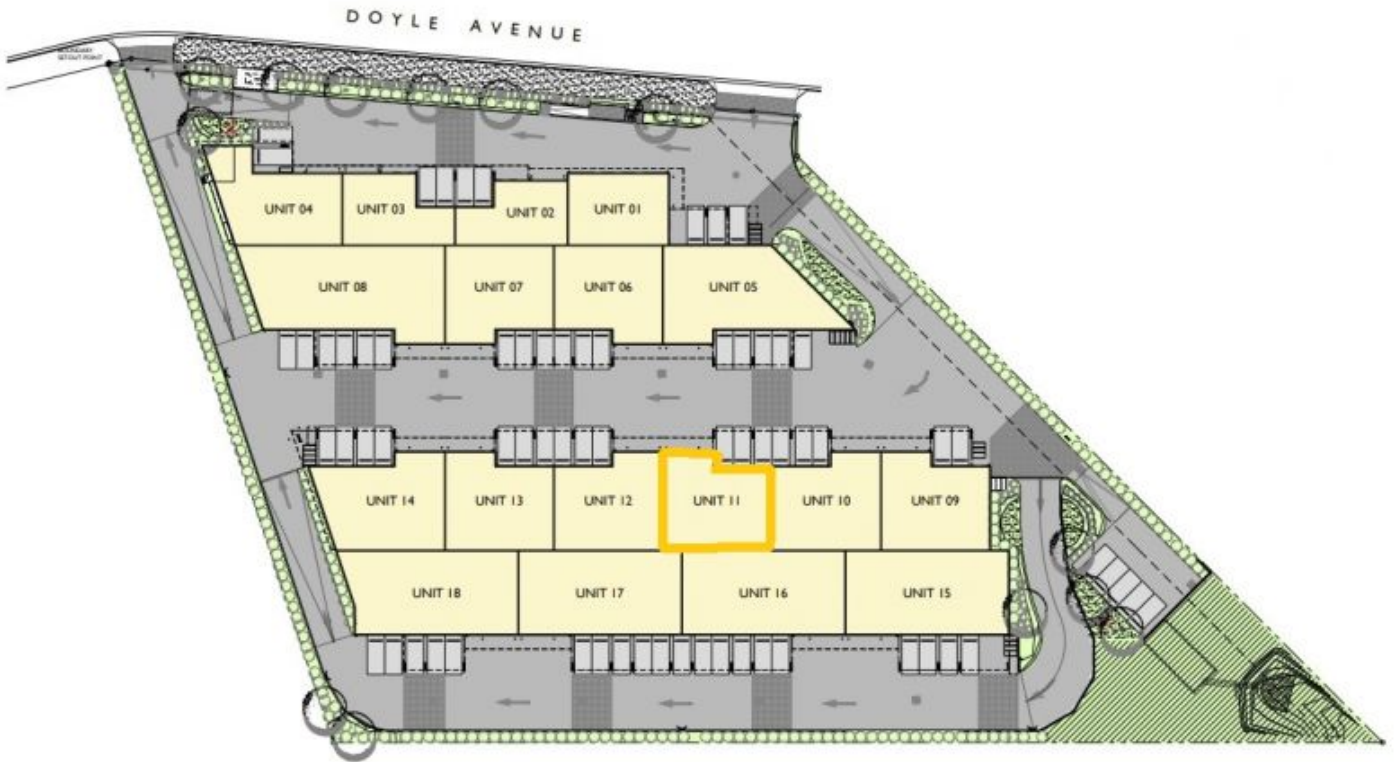
**Type** : Industrial  
**Price** : \$1,175,000  
**Building Size** : 252 sqm  
**Land Size** : 252 sqm  
**View** : <https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/unanderra/commercial/industrial/8700791>



**Mark Marinelli**



**Harry Stefanou**



MI PRINCES MOTORWAY



19 - 23 DOYLE AVENUE, UNANDERRA  
OVERALL SITE PLAN

PROPOSED DEVELOPMENT