



## Taminda, 19-25 Cook Street

Over 7.48% pa gross income with multiple tenants in place!

This large Industrial land holding in the prominent Industrial estate of Taminda, Tamworth is occupied by multiple tenants ensuring a secure investment into the future.

Anchored by Australian Wool Handlers (AWH), AWH is one of Australia's leading logistics and warehousing specialists, providing storage, handling, freight forwarding and inventory management services for import, export and domestic distribution. AWH is also the world's largest wool and independent cotton handler.

Handling close to 1 million bales of wool annually, with over 50% national market share, AWH also provide sale room services for the 3 national wool selling

 **LJ Hooker Commercial**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Sale**

Contact agent

**Building Area**

7,322sqm

**Contact**

**Ben Purdue**

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**Tom Bore**

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**Terrigal**

**(02) 4385 8444**

centres. They are a key player in the national export economy.

General Freight Express & General Freight Couriers have been operating from Tamworth servicing the Region & Eastern Seaboard for over 40 years.

The main building features a high clearance open plan Warehouse area with multiple roller door access perfect for large truck movements. Additionally, the premises has multiple staff rooms & amenities.

The property is located 4.1km to the center of Tamworth, 286km from the city of Newcastle and 410km to Sydney CBD.

With 7,322m<sup>2</sup> approx. of internal lettable area, the property is well suited to it's occupants, with such an adaptable layout in a highly sought after location, this property is sure to attract significant interest when offered to the market.

Features include:

- \* 6,562m<sup>2</sup> approx. Warehouse
- \* 250m<sup>2</sup> approx. under awning loading areas
- \* 380m<sup>2</sup> approx. main administration building
- \* Huge 2,500m<sup>2</sup> approx. staff car park
- \* 23 roller doors ensure access from all sides
- \* Circular driveway for continuous vehicle flow
- \* Warehouse contains 3 office areas & amenities
- \* Decommissioned gantry crane
- \* Solar power on both buildings
- \* Fibre optic cabling
- \* LED lighting providing huge energy savings
- \* Three (3) phase power
- \* Prominent industrial precinct
- \* 2 titles being 19-23 & 25 Cook Street

In every way, this superior freehold commercial property will appeal to anyone looking for stability, security of tenure & a solid long term investment.

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tim Andrews 0412 663 065 today!

## More About this Property

<b>Property ID</b>	J4HXT
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	7322 m <sup>2</sup>
<b>Land Area</b>	21400 m <sup>2</sup>

### Ben Purdue

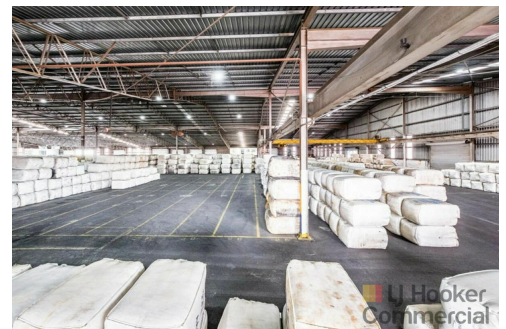
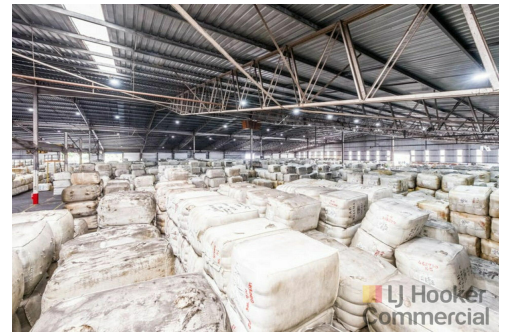
Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

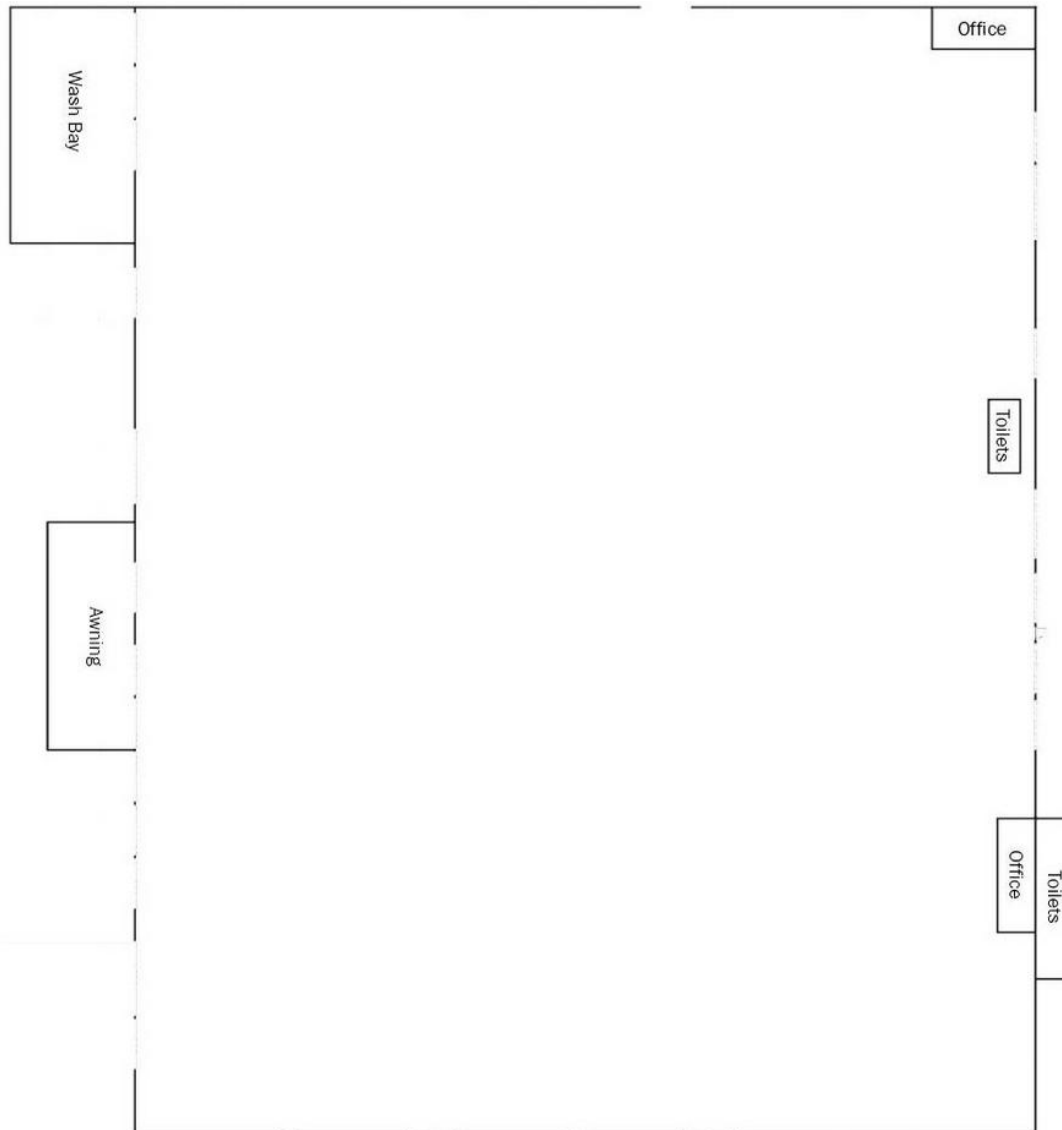
### Tom Bore

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### Terrigal (02) 4385 8444

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Warehouse: 6,562m2 approx.  
Under awning: 250m2 approx.  
Please note:  
-Not to scale  
-Area's are approximate



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