



Warnervale, 56/2 Warren Road

Entry-Level Tenanted Industrial Investment in Warnervale!

This is your chance to secure a modern, entry-level industrial unit in the thriving Warnervale business hub, offering strong investment attributes and a convenient location. The property enjoys proximity to Warnervale Airport and the M1 Motorway interchange, ensuring this property is perfectly positioned for tenants and long-term capital appreciation.

Currently tenanted by a reputable civil works company, the unit provides a reliable rental income stream. Its modern form and functional design make it attractive to a wide range of tenants. The layout includes an open-plan warehouse, level one office and storage space, and parking at the door for ultimate convenience.

Situated in a sought-after industrial precinct, this property is surrounded by large residential housing estates, ensuring ongoing demand from growing businesses. Additionally, the site boasts shared amenities and an on-site café, enhancing its appeal to tenants and visitors.

For Sale
\$295,000

Building Area
58sqm

Contact
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ben.purdue@ljhooker.com.au

Tom Bore
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Terrigal | Erina
(02) 4385 8444



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.

Key Investment Highlights:

- * Strategic Location: Close to the M1 Motorway and growing residential estates.
- * Modern Design: Stylish fae and functional layout for diverse business uses.
- * Professional entry: Commercial grade aluminum and glass entry doors behind roller door.
- * On-Site Café: Convenient for staff and client meetings.
- * Shared Facilities: Well-maintained common amenities.
- * Strong Rental Demand: Located in a high-growth area with excellent investment potential.

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600
Tom Bore 0402 938 144 today!

More About this Property

Property ID	33PHXT
Property Type	Industrial/Warehouse
Building Area	58 m2
Land Area	29 m2

Ben Purdue 0450 719 600

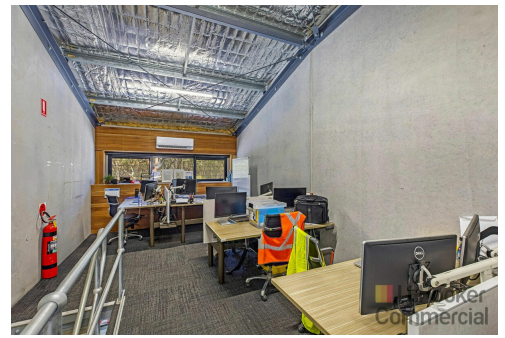
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