



## CARINGBAH

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Cooper Wilson Commercial presents an outstanding Industrial Property with a long-term tenant in place until July 2031, offering an attractive Nett Rental of \$294,000 + GST per annum, with the tenant covering all outgoings.

This industrial property is ideal for investors seeking a stable income stream from a reputable long-term tenant.

Situated in a prime industrial precinct, this property offers easy access to major transportation routes.

### Property Details

- ? Building Area: 1505m<sup>2</sup>
- ? Land Size: 2150m<sup>2</sup> with a 30.65m frontage
- ? Building Height: 10.5 meters
- ? Warehouse Area: 1280m<sup>2</sup> with Three (3) roller doors and a crane

**Building Size** : 1505 sqm  
**Land Size** : 2150 sqm  
**View** : <https://www.cooperwilson.com.au/sale/sw/sutherland/caringbah/commercial/industrial/7760531>