

FOR SALE

partner
COMMERCIAL PROPERTY



Multiple, 14 Loyalty Road, NORTH ROCKS 2151

SELLING FAST - Vacant or Tenanted Units

- Storage to 426 sqm +
- Vacant or great investment
- 2 Year, 5% net rental on offer for units
- Security Guard + 38 HD Security Cameras
- High Clearance Warehouse + A/C office
- Only 3 years old – modern complex

Location

Quick access to major roadways & streets to North Parramatta and James Ruse Drive. 5 minutes to the M2 and 10 minutes to the M4 motorway.



No bottle necks of traffic with multiple route options available. Plenty of parking and unlimited street parking.

Description

Exceptional investment - either occupy a vacant unit or take up the 2-year rental guarantee on selected tenanted units. Solid 5% net return on sale price (tenants pays outgoings). No competing developments in the area – 90% tenanted at all times - proving this development is in high demand.

2 yrs. old modern complex has it all plus a great on-site cafe. High clearance warehouse, glass-infill roller doors, air-conditioned offices, wide

partnercom.com.au

Property Type:	Industrial
Office m²:	130
Warehouse m²:	129
Total Area m²:	259
Asking Price:	\$140,000 to \$1,980,000
GST	All prices are exclusive of GST
Parking Spaces:	0
Contact:	
	David Brae 0478 166 118 david@partnercom.com.au
	Lee Pascoe 0408 687 344 lee@partnercom.com.au

101B/ 8 Century Circuit, NORWEST

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Partner Commercial Property has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Partner Commercial Property accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website partnercom.com.au.

FOR SALE



driveways, container drop off provision and great security (38 security cameras and static night guard).

Lock Up Garage
Storage – 28sqm
Price: \$140,000

Mancave/Workshop
38 to 65 sqm
Warehouse 25-40sqm
Mezzanine 13-27sqm
Price: \$247,000 - \$399,000

Tradesman's Unit
90sqm Unit
Warehouse 58sqm
Office 32sqm
Price: \$490,000

OFFICE/WAREHOUSE

132sqm
Warehouse 78sqm
Office 54sqm
Price: \$800,000

183-193sqm
Warehouse 135 - 145sqm
Office 48sqm
Price: \$860,000 - \$907,000

200-213sqm
Warehouse 155 - 165sqm
Office 45-48sqm
Price: \$940,000 - \$990,000

partnercom.com.au

101B/ 8 Century Circuit, NORWEST

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Partner Commercial Property has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Partner Commercial Property accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website partnercom.com.au.