



39-41 Montague Street, NORTH WOLLONGONG, NSW 2500

Brand New Industrial Warehouses for Lease – Under Construction

39 Montague Street, North Wollongong NSW

An outstanding opportunity to secure a brand-new industrial warehouse in one of Wollongong's most tightly held industrial and commercial precincts.

Currently under construction, this modern development will comprise 16 premium industrial warehouses, designed to accommodate a wide range of industrial, warehousing, trade and commercial businesses.

Property Features

- 16 brand new warehouses $\hat{\#}$ now leasing
- Warehouse sizes ranging from 156m^2 to 215m^2
- Approx. 35m^2 mezzanine to each unit
- Kitchenette and private bathroom facilities

TYPE: For Lease

INTERNET ID: 36P3050

RENTAL DETAILS

Rent / Lease:

[Expressions Of Interest](#)

CONTACT DETAILS

**Elders Real Estate
Wollongong**
353 Crown Street
WOLLONGONG, NSW
02 4228 7878

Lou Niceski
0414 287 093

- High-clearance roller door access
- Modern, functional warehouse design
- 40 shared onsite car spaces
- Excellent internal clearance with versatile layouts

These warehouses have been thoughtfully designed to maximise functionality, providing the flexibility to accommodate storage, workshop, showroom and office requirements.

Situated on Montague Street, this development is positioned within one of Wollongong's premier industrial and commercial precincts, surrounded by a diverse mix of established businesses, trade suppliers, warehouses and commercial operators.

The location offers exceptional accessibility, with close proximity to:

- Wollongong CBD
- North Wollongong Train Station
- Princes Motorway (M1)
- Port Kembla and the broader Illawarra region
- Sydney via the M1 Motorway

North Wollongong is a highly sought-after industrial location, offering businesses excellent connectivity, a strong local workforce and convenient access to major transport routes servicing both Sydney and the South Coast.

With limited opportunities for new industrial developments in this area, this is your chance to secure high-quality warehouse space before construction is complete.

For further information or to arrange a site inspection, contact Lou Niceski on 0414 287 093 or Daniel Niceski on 0408 422 876.

- Commercial Type:
- Building Area: 191.00 square metres



