



1 & 2/3b Edney Lane, SPRING HILL, NSW 2500

Premium Industrial Warehouses for Lease

Inspect by Private Appointment

Elders Real Estate Wollongong is proud to present an outstanding opportunity to lease a choice of 2 out of seven new industrial/commercial warehouses within a modern, secure, gated complex.

Designed to accommodate a wide range of industrial, warehouse, trade, storage and business uses, these high-quality units offer exceptional functionality in a tightly held location.

Property Features:

- Choice of 2 new industrial/commercial warehouses
- Warehouse sizes approximately 155m²
- Additional 24m² mezzanine to each unit
- High-clearance roller doors (approx. 5m high x 4m wide)

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Lease

INTERNET ID: 36P3052

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

- Modern kitchenette
- Private amenities including WC and shower
- Adaptable accessibility provisions available
- NBN connectivity
- Multiple allocated on-site parking spaces
- Secure gated complex with excellent access

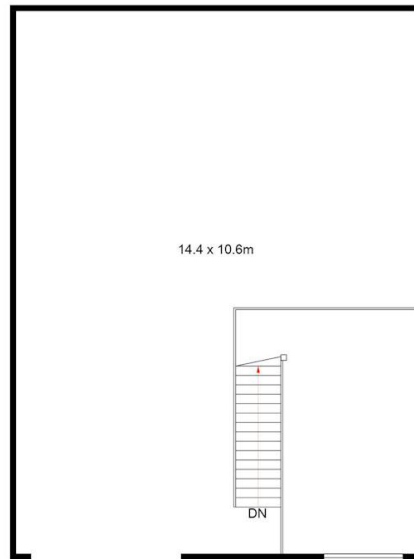
Perfectly positioned just minutes from Wollongong CBD, Port Kembla, Unanderra Industrial Estate and the M1 Motorway, providing convenient access throughout the Illawarra and approximately one hour to Sydney CBD and Sydney Airport.

Brand new industrial opportunities of this calibre are rarely offered to the market.

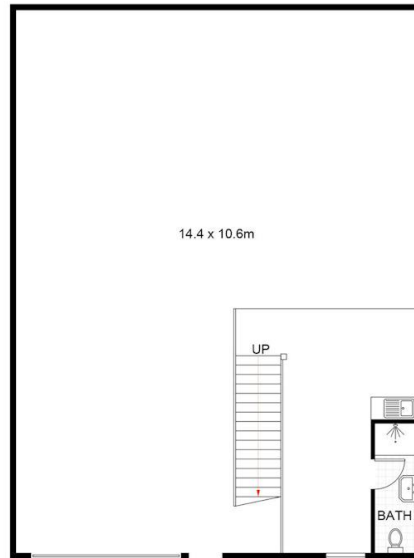
Contact Lou Niceski on 0414 287 093 or Daniel Niceski on 0408 422 876 for further information or to arrange your private inspection.

- Available Now
- Commercial Type:
- Building Area: 179.00 square metres





MEZZANINE LEVEL



ENTRY
GROUND LEVEL



Unit 2, 3B Edney Lane, Spring Hill

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.



3B Edney Lane, Spring Hill

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