



OTTOWAY
70a Rosewater Terrace

1568 sqm

INVEST AND OCCUPY! IMPRESSIVE LAND HOLDING OF 4241 M2 * WITH IMPROVEMENTS OF 1568 M2*

Offers over \$4,000,000

A perfect opportunity to invest in a prime building fully leased and occupy or lease the adjacent vacant warehouse warehouse.

Comprising two allotments (Lot 51 2557 m2 and Lot 92 1684 m2)

Lot 51

Fully Leased to Building Industrial Supplies Group that is owned by MM Fasteners Pty Limited, a wholly owned subsidiary of Metal Manufactures Pty Limited (MMPL). MMPL is one of the largest privately-owned industrial conglomerates in Australia, operating across Australia and New Zealand through more than 450 wholesale and distribution outlets.

The lease commenced 3rd October 2022 and expires 2nd October 2027 with a further right of renewal to 2nd October 2032. for a net annual passing rental of approximately \$156,428. The property comprises two storey offices, cellar and amenities of 435 m2, showroom of 120 m2 and good clearance warehouse of 575 m2.

Property ID	L26552485
Property Type	Industrial/Warehouse
Building / Floor Area	1568
Land Area	4241.0 sqm

AGENT

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Lot 92

Good clearance warehouse with reinforced heavy duty floor, office and mezzanine of 438 m2 on land 1684 m2 offered with vacant possession.

Ample hardstand and good access to the Port, Northern Expressway, major transport routes and CBD.

A fantastic off market opportunity being offered exclusively to our data base.

- Note: All areas/dimensions approximate.

RLA 283100

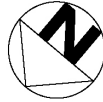
SITE PLAN

**70 & 70A Rosewater Terrace,
Ottaway**

ESTIMATED GROSS LETTABLE AREA

OFFICE:	435 sq.metres
SHOWROOM:	120 sq.metres
WAREHOUSE:	575 sq.metres
WORKSHOP:	438 sq.metres

TOTAL GROSS LA: 1,568 sq.metres



Site Area: 4,241 sq.metres*

*approximate only - not surveyed

Complies with the
PCA Method of Measurement

