



## Pambula, NSW

7 McPherson Circuit



### Freehold Industrial Investment

Showing great rental returns and long-term lease history, an industrial property like this is becoming a rare offering – an ideal investment for rental income.

#### Main level:

- Front reception
- Showroom
- Office
- Staff amenities including 2 x toilets and sinks, kitchenette/shower/laundry sink
- Large open workshop space with concrete slab floor

#### Mezzanine level:

- Office, large storage area, kitchenette

#### External:

- Front parking spaces for 6 vehicles plus additional side and rear parking
- Rear access with loading facilities and 3 x roller doors
- Security fencing and gates
- Solid steel construction
- Land size - 2202m<sup>2</sup>
- Building size – approx. 650m<sup>2</sup>
- Set in Pambula's central industrial precinct

Contact agent for rental figures, insurance & rates.

**\$692,000**

#### Contact:

Stephen Torr  
0414 675 934  
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#### Type:

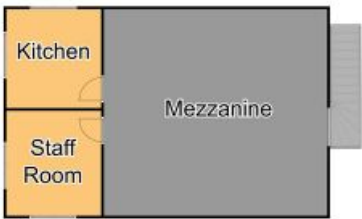
Industrial

#### Land:

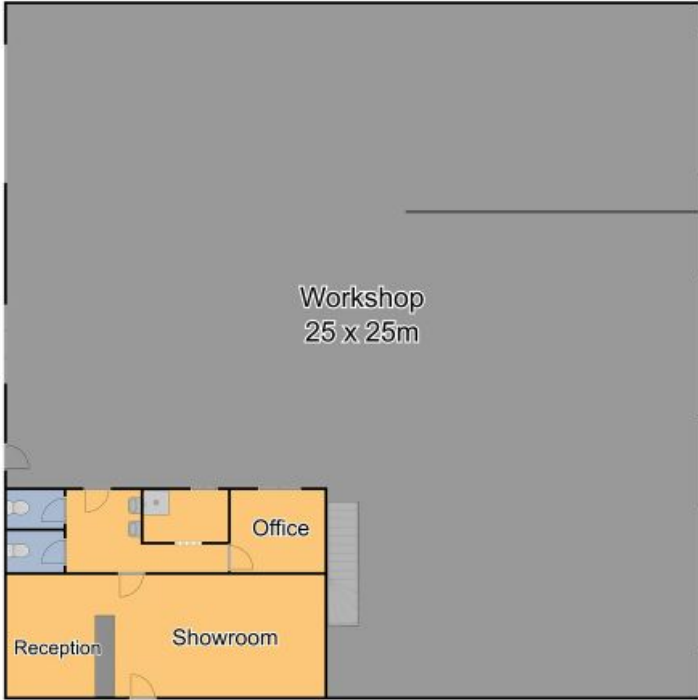
2202m<sup>2</sup>

<https://www.sapphireblue.com.au>

# 7 McPherson Circuit, Pambula



Upper Level



Lower Level



Plan is not to scale.  
Measurements are approximate  
and should be used as a guide only.

Plans shown are only indicative of layout. Dimensions are approximate.