

### Lot 12/14 Blackburn Road Ulladulla NSW

This site presents an exceptional investment opportunity to acquire a well positioned Commercial Property. Located in the front row area of the Kings Point industrial hub and set on 2417sqm of land, with 625sqm of floorspace. Easy access from Blackburn Road and minutes from the Princes Hwy.

Established Tenant.

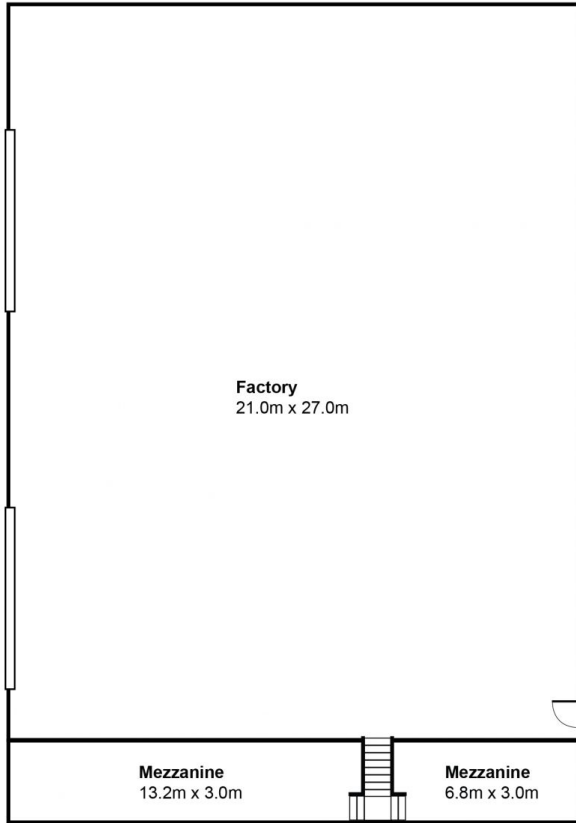
Features include:

- Zoned IN1 General Industrial
- Permitted Bulky Goods/Freight Transport/Hardware Supplies/Distribution
- High Roof Clearance up to 7.5m
- Steel Portal Frame & Metal Cladding
- Huge open front area to expand or sub lease
- 3 Phase Power

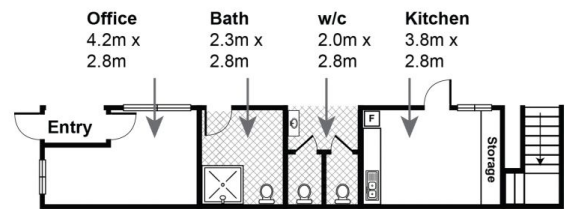
<b>Price</b>	: \$ 855,000
<b>Building Size</b>	: 696.8 sqm
<b>Land Size</b>	: 2417 sqm
<b>View</b>	: <a href="https://www.coopercoastalproperties.com.au/sale/nsw/shoalhaven/ulladulla/commercial/industrial/5834692">https://www.coopercoastalproperties.com.au/sale/nsw/shoalhaven/ulladulla/commercial/industrial/5834692</a>



**Craig Cooper**  
**0434 311 113**



14 Blackburn Road,  
Kings Point



Disclaimer: Whilst the utmost care has been taken to document the measurements of the property, all dimensions are estimates only, and should not be relied upon for accuracy. All parties should make and rely upon their own enquiries for accuracy.