

# GUNNING



## Unit 4/198-222 Young Street WATERLOO NSW

Price reduced to \$190sqm net pa + GST.

Rare to come on the market is this high clearance Industrial Zoned Warehouse/Showroom/Office unit in the Waterloo precinct.

Approximately 453sqm total net lettable area consisting of:

- \*123sqm mezzanine office (glass partitions, fully cabled etc)
- \*123sqm low clearance showroom/office
- \*207sqm of high clearance warehouse
- \*3 car spaces
- \*Airconditioned

..and 100% functional

**Building Size** : 453 sqm

**View** : <https://www.gunningre.com.au/lease/nsw/eastern-suburbs/waterloo/commercial/industrial/5730323>