

1 Yatala Rd &
5 Wirrinda Rd
Mt Kuring-Gai



CENTURY 21.

FOR LEASE

Century 21 J&V Realty is pleased to present an opportunity to lease 9 Units totalling 8,926 sqm of zoned industrial warehouses and offices located at Mount Kuring-Gai.

Conveniently located on the northern border of Sydney, the property provides convenient access to northern NSW including the Central Coast & Newcastle.

Positioned in a tightly held industrial precinct 31km* north of the CBD, this property provides excellent accessibility in all directions thanks to its close proximity to major road networks including the Pacific Highway, M1 entry/exit points, and the recently completed NorthConnex tunnel.

Contact the agent ASAP for the opportunity to be assisted with your specific leasing requirements

Anticipated Completion date January 2025.



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Key Features

Total site area of 1.03 hectares, zoned E4 General Industrial. Strategic location within the well-regarded Mount Kuring-Gai industrial Precinct.

Convenient access to the M1 entry/ exit points & NorthConnex tunnel providing seamless connectivity across Sydney, Central Coast, Newcastle, and Northern NSW.

A multi-unit industrial facility featuring nine (9) tenancies across 8,926 sqm of net lettable area.

Proximity to significant road networks and amenities, including Pacific Highway (700m*), M1 Motorway (5km*), NorthConnex (12km*), and Berowra train station (3.7km*).

Advantageously designed layout includes provisions for semi trailer access, enhancing its practicality and appeal.

Multiple car parks available for your employees and customers

Spacious parking areas designed to accommodate semi-trailers and large vehicles

Under cover parking for semi trailers

EV Charging Stations: Electric vehicle charging stations for eco- friendly transportation.

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The Opportunity

1 Yatala Road & 5 Wirrinda Road offers an outstanding opportunity for potential tenants to secure a lease in this prime parcel of industrial land within a well established industrial estate on the northern border of Sydney.

- **Warehouse or distribution centres & Rural supplies**
- **Agricultural produce industries, Food and drink premises**
- **Hardware and building supplies, & General industries**
- **Building identification signs & Business identification signs**
- **Depots, Freight transport facilities**
- **Light industries; Local distribution premises**
- **Industrial retail outlets; Industrial training facilities;**
- **Garden centres, Plant nurseries, Oyster aquaculture & Tank-based aquaculture**
- **Landscaping material supplies & Timber yards**
- **Water reticulation systems; Any other development not specified.**

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Warehouse Number	Warehouse Size	Office Size	Total m2	Car Spots	Lowest Height Front	Middle Ridge	Highest Height Back	Floor Length
1	1291	285	1,576	10	5m	10m	7.3m	42m
2	1309	168	1,477	10	5m	10m	7.3m	42m
3	508	125	633	4	8.3m	10m	7.3m	24.5m
4	438	142	580	4	8.3m	10m	7.3m	23m
5	1594	217	1,811	10	6.75m	6.75m	6.75m	35.5m
6	600.49	106	706	4	6.75m	6.75m	6.75m	38m
7	600.49	106	706	4	6.75m	6.75m	6.75m	38m
8	612.06	106	718	4	6.75m	6.75m	6.75m	38m
9	612.06	106	718	4	6.75m	6.75m	6.75m	38m

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