



# FOR LEASE

## WAREHOUSE / WORKSHOP WITH HARDSTAND IN PRIME LOCATION

Looking for plenty of space within a shed and land / hardstand? Look no further!  
This property presents as neat and tidy and looking for a new occupant.

What's on offer:-

- Office space - \*60m<sup>2</sup>
- Internal amenities and kitchenette
- Warehouse space 1 - 498m<sup>2</sup> (approx. 31.1m x 16m)
- Warehouse space 2 - 203m<sup>2</sup> (approx. 15.4m x 13.2m)
- Huge opening by sliding door into warehouse 1 - 5m high x 6m wide
- Large parcel of land for truck access / turning / parking - 2,925m<sup>2</sup> - mostly concreted
- Securely fenced and double-gated access for ease
- Plenty of 3-phase power
- LED lighting throughout
- Access to alarm system in warehouses
- Zoned B4 - General Industrial giving this site heaps of potential uses
- Easy access to New England Highway
- Possibility to also access large level hardstand area for truck parking if required (additional lease fees to apply)

Your business would flourish here due to the prime location.

To arrange your private inspection, please contact exclusive leasing agent Michael Maffey on 0438 049 366 now.

\*All areas are approximate.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

0 BED | 0 BATH | 0 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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