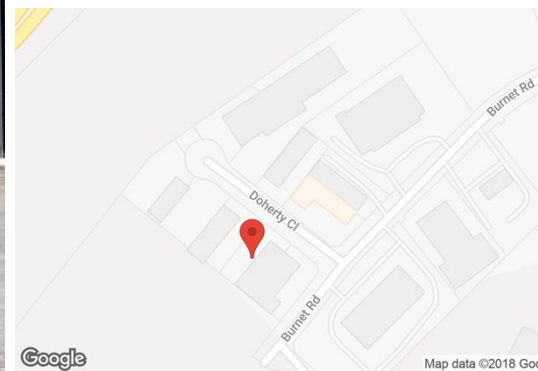
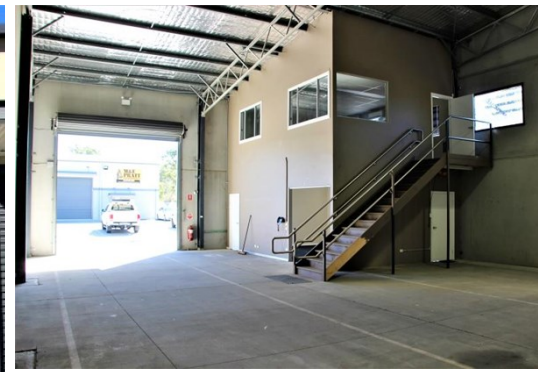


# For Lease



## Unit 1 2-3 Doherty Close WARNERVALE

*Industrial Unit Close to the M1*

**Area m<sup>2</sup>:** Office: 32  
Warehouse: 174  
Total: 238

**Rent \$/m<sup>2</sup>:** \$150

**Rent pa:** \$35,679 Per Annum Net + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 3

**Outgoings:**

**Contact:**

**Mark Davies**  
0422 442 858  
mark@chapmanfrazer.com.au

### **Location:**

Located in Warnervale Business Park which is part of the Wyong Employment Zone, this park covers 47.6 hectares of land and is next to the Sydney to Newcastle motorway interchange, airport and railway line. With companies like Coastal Transport Services, Woolworths Ltd also has an 81,000 square metre distribution centre, & Sanitarium Australia occupying a large site within the estate.

### **Description:**

This factory/warehouse industrial unit is positioned in one of the Central Coast's convenient Industrial Estates, basically next to the M1 Motorway.

On offer is a high clearance factory/warehouse, with a combined floor area of 238sqm (approx.) including an enclosed showroom/reception area and air-conditioned mezzanine office, 3 phase power point, high & wide roller door, commercial grade aluminium glazed entry plus many more features.

Be quick to arrange an inspection.

- Zoned IN1 General Industrial
- Showroom + mezzanine office
- High clearance warehouse