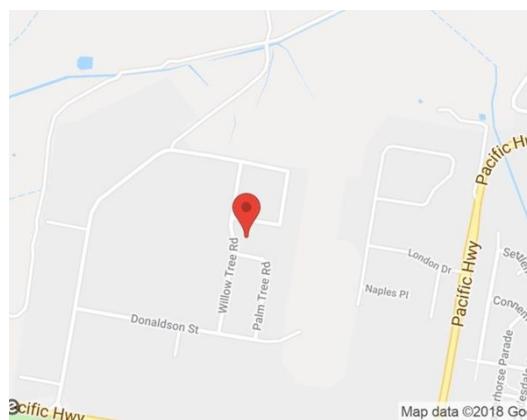


# For Lease

CHAPMAN  
& FRAZER  
COMMERCIAL REAL ESTATE



Unit 5

9-11 Willow Tree Road WYONG

Quality Factory/Warehouse Unit

**Area m<sup>2</sup>:** Office: 36  
Warehouse: 136  
Total: 171

**Rent \$/m<sup>2</sup>:** \$135

**Rent pa:** \$445 Per Week Gross +  
GST

**Net/Gross:** Gross

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**

**Mark Davies**

0422 442 858

mark@chapmanfrazer.com.au

**Location:**

Willow Tree Park is Centrally located between Tuggerah and the Warnervale/Wadalba Development Precinct within North Wyong Industrial Estate this industrial estate is home to many small and large manufacturing and service industries and companies including the Nexus Smart Hub, Parchem, Donaldson and FMC. With the proposed new Link Road between Wyong and Warnervale (Stage 2 funding of \$25m confirmed) it will be a short trip to the M1 Motorway from this Industrial Estate making it ideal from a transport and logistics point of view and an Ideal location for a variety of Businesses

**Description:**

Make this factory/warehouse unit your next address. Positioned in one the estates most popular gated industrial complexes this is a high clearance factory/warehouse.

Centrally located between Tuggerah and the Warnervale development precinct, has combined floor area including an enclosed mezzanine office of 171sqm, 3 phase power, high & wide roller door, commercial grade aluminium glazed entry plus many more features.

This is the first time available in just over 10 years so be quick to arrange an inspection.

- Approx 171 Combined Floor Area
- Enclosed Mezzanine Office
- Zoned IN 1 General Industrial

02 4325 0208

[www.chapmanfrazer.com.au](http://www.chapmanfrazer.com.au)

83 Mann Street, Gosford, NSW 2250

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