



Unit 2
3 Co-Wyn Close FOUNTAINDALE
Great Size at a Great Price

Area m²: Office: 50
Warehouse: 860
Total: 971

Rent \$/m²: \$93

Rent pa: \$90,000 Gross Per Annum
+ GST

Net/Gross: Gross

GST: Exclusive

Parking: 16

Outgoings:

Contact:

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

Location:

Located in the very popular Fountainsdale Industrial Estate. This estate is centrally positioned between Berkeley Vale and Ourimbah, right near the new NSW Trains Intercity Fleet Maintenance Facility. The estate is with close proximity to Westfield Tuggerah, Tuggerah Business Park, and you can access the M1 Motorway via Ourimbah or Tuggerah.

Description:

This a great offering approx. 971sqm freestanding factory/warehouse + approx. 80sqm secure yard area.

This clear-span industrial building has internal clearance from 6m to 7.5m with 2 large roller doors, 300 AMPS of power, office area, lunchroom, amenities and 16 car spaces. A rare offering and priced to go.

- 300AMPS of power
- Zoned IN1 General Industrial
- Convenient to M1 Motorway