



## 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:** \$2975N per Calendar  
Month

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 2

**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 also occupying a large site within the estate.

### **Description:**

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

On offer is a high clearance factory/warehouse, with a combined floor area of 238 sqm (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.

- 3 Phase Power
- Air-Conditioned Mezzanine Office
- IN 1 General Industrial Zone