



## SOLD BY CRAIG GARDNER 0421 584 001 & SCOTT NOLAN 0418 527 914

Industrial/Warehouse

8/13 Industrial Drive, North Boambee Valley, NSW 2450

**Floor Area:** 137 m<sup>2</sup>

### Property Description

Easily affordable for a sole trader, handyman or overflow storage, this modern tilt slab industrial unit is a flexible space with loads of outstanding features and benefits. Offering easy access to the Pacific Highway linking Sydney / Brisbane and is within easy reach of the CBD, Airport and surrounded by major commercial and business infrastructure.

Featuring 112m<sup>2</sup> of ground floor area including dedicated office, with an additional 25m<sup>2</sup> of carpeted mezzanine, giving a gross lettable area of 137m<sup>2</sup>. Boasting 3 phase power, full internal amenities including hot water, shower and separate wc, high roller door access and ideally located in the regions busiest commercial hub being Isles Drive estate.

Outstanding Features:

- Gross Lettable Area of 137m<sup>2</sup> (approx)
- 3 phase power & NBN
- Prominent location in 'The Complex' with excellent access
- Mezzanine, Office + Warehouse/Storage - Flexible Floor Plan
- Container height roller door access + pedestrian door
- 9.3m deep.
- Modern complex with dual access ramps...

**Sold**

**\$265,000**

Sold: Fri 05-Mar-21

### Additional Details

Tenure Type	Car Spaces
Vacant Possession	2



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