



Maximise your business exposure

Industrial/Warehouse • Showrooms/Bulky Goods

4/13 Industrial Drive, North Boambee Valley, NSW 2450

Floor Area: 132 m²

Property Description

This modern concrete tilt industrial unit is centrally located in "The Bay" complex and has great direct street frontage with a window shopfront, offices plus an additional mezzanine storage.

Key Features Include:

- 131.7m² approx floor space + Mezzanine
- Bathroom & Kitchenette facilities
- Quality office fit out with air conditioning & window frontage
- Concrete tilt slab construction
- Shared on-site parking
- Located in popular Isles Industrial Estate and only 650m approx. to the Pacific Highway

Zoned IN1 General Industrial under the Coffs Harbour Local Environmental Plan 2013; the site provides for many permissible uses including:

Depots; Dwelling houses; Freight transport facilities; Hardware and building supplies; Industrial training facilities; Kiosks; Light industries; Liquid ...

Leased

Leased: Wed 22-Sep-21



Cherie Parik

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**Your Commercial Property
Specialist - COFFS HARBOUR**

Shop 3, 22 Park Avenue, Coffs
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