



## LEASED PRIME INDUSTRIAL UNIT - 245m2

Industrial/Warehouse

Unit 2, 25 Hawke Drive, Woolgoolga, NSW 2456

**Floor Area:** 245 m<sup>2</sup>

### Property Description

Unit 2 comprises a new industrial unit, built to an exceptionally high quality.

The unit accommodates an approximate gross leasable area of 245m<sup>2</sup> and enjoys 6m concrete tilt walls, insulated metal roof with translucent fibreglass sheeting, automatic roller door, feature high windows facing Hawke Drive, 3 phase, LED lighting, lunchroom, separate shower and W.C.

The six unit complex has been designed to maximize vehicular accessibility.

The unit is securely leased to a quality tenant for three years from 1/10/19 at gross annual rental of \$28,687pa plus GST.

Hawke Drive is a popular location in busy Woolgoolga industrial estate, situated less than 1km from the Pacific Motorway, some 3kms from the CBD and about 25kms from Coffs Harbour.

This quality investment enjoys the following features:

- Popular industrial location
- High profile street frontage
- Securely leased with attractive return...



**Troy Mitchell**

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**LJ Hooker Commercial - Coffs Harbour**

40 Harbour Drive, Coffs Harbour  
NSW 2450



**Sold**

Contact Agent

Sold: Mon 19-Apr-21

### Additional Details

**Building**

Whole