



11 Buckman Close, Toormina NSW 2452

## LEASED BY LJ HOKER COMMERCIAL

This modern high clearance warehouse has an approximate gross leasable area of 1,147m<sup>2</sup> plus mezzanine offices.

The building is a wide span, steel portal framed warehouse with concrete tilt walls and a new insulated metal roof.

The warehouse has an area of some 1,071m<sup>2</sup> and enjoys excellent natural light.

The building is currently used for manufacturing and has 1000 amps/phase.

Two roller doors facing the concrete driveway/car park/hardstand area provide excellent truck access.

A mezzanine within the warehouse is fitted out as offices and amenities.

The warehouse is built along the site's southern rear boundary.

The site has an arc frontage to Buckman Close of some 26.6 metres, with splayed side boundaries allowing the 53 m

Industrial

FOR LEASE

1147sqm