



, Sandgate NSW 2304

## Fantastic Vehicular Exposure

Located in the Sandgate Industrial area backing onto Maitland Road.

Masonry and steel clad warehouse and showroom with large covered rear loading bay, (4) partitioned offices, kitchen, amenities and (10) on-site car parks.

Land Area: 2836m<sup>2</sup>  
 Showroom Area: 500m<sup>2</sup>  
 Mezzanine Area: 500m<sup>2</sup>  
 Warehouse Area: 616.5m<sup>2</sup>  
 Loading Bay Area: 246m<sup>2</sup>  
 Total Floor Area: 1616.5m<sup>2</sup>

Industrial  
FOR SALE

1570sqm