



13 Spit Island Close, Mayfield West NSW 2304

Quality Warehouse & Office

Building Area: 1432m2 (approx)

Situated in the Steel River Industrial Park this warehouse is readily accessible to the Port, Coal Loaders and Industry. It also includes:

- (3) large automated roller doors
- High clearance warehouse - 1070m2
- Ability to install overhead crane
- Large truck turning apron
- Well appointed partitioned offices - 361m2
- Air-conditioned offices
- Separate car park
- Full security fencing

This vacant facility has been designed for high clearance pallet racking but would equally suit a

Industrial
FOR SALE

1431sqm

**Raine&Horne®
Commercial**

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