



## Unit 10/5 Friesian Close, Sandgate NSW 2304

### REDUCED RENT - Small Unit; Big Power

Situated in a clean & tidy complex, this well-presented concrete tilt-slab industrial warehouse is ideally suited for the business owner or operator seeking a modern industrial unit in a central location. Featuring loads of power from a previous printing business, there exists excellent potential to accommodate specialised equipment and machinery. This property resides just (20) minutes from the CBD of Newcastle with excellent access to the Port and Industry.

Other notable features include:

- Building Area: 165m<sup>2</sup> (approx)
- Heavy Duty Mezzanine Area: 96m<sup>2</sup>
- Full data cabling and air-conditioning
- High clearance roller d

Industrial  
FOR LEASE

264sqm