



**39 Bonville Avenue, Thornton NSW 2322**

## REDUCED RENT - WAREHOUSE WITH DOCKS

Building Area: 2,642m<sup>2</sup>

The owner of this property will reduce the rent from \$195,000pa to \$132,000pa + OGs + GST for a (2) year lease only.

Two loading docks set (1) metre above ground at the front  
One at-grade roller door at the front of the building  
One roller door at rear leading onto a concrete storage area of (6 x 62) metres  
100m<sup>2</sup> of air-conditioned offices and amenities  
16 on-site car parks  
200amps of 3-phase power

It is unusual in the Lower-Hunter to have a warehouse with loading

Industrial  
FOR LEASE

2642sqm

**Raine&Horne**  
Commercial

**Steve Dick**

0425 302 771  
steve@rhplus.com.au