



39 Bonville Avenue, Thornton NSW 2322

REDUCED RENT - WAREHOUSE WITH DOCKS

Building Area: 2,642m²

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
- 100m² 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