



153 Mitchell Avenue, Kurri Kurri NSW 2327

Fabrication Shop and Yard

Building Area: 1,730m² (approx) - not including sheds and containers

Set on a 17,825m² (approx) parcel of industrial land and only a minute from the Hunter Expressway & (25) minutes from the Newcastle CBD this fabrication shop might be basic but is highly functional and also has:

- Large sliding door (8.8)W x (6.5)H
- Rear loading dock
- External washdown bay with (2) tonne travelling hoist
- (2) x (5) tonne overhead cranes - (6.5) metres under hook
- 3-Phase power capacity available
- Main office and separate workshop office
- Large gravel - hardstand yard

The position of this building on the corner of Mitchell Avenue & Government Road makes it the closest industri

Industrial
FOR SALE

1730sqm

**Raine&Horne.
Commercial**

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