



**Unit 1/33 Isles Drive, Coffs Harbour NSW 2450**

## LEASED BY LJ HOOKER COMMERCIAL

Unit 1 is a high profile concrete tilt industrial warehouse unit with prominent street frontage.

The premises accommodates an approximate gross leasable area of 330m<sup>2</sup> plus mezzanine of approx. 60m<sup>2</sup>.

The premises is situated in a modern well-built three unit complex with good quality adjoining businesses.

Isles Drive is one of Coffs Harbour's busiest industrial streets and enjoys prominent exposure to a high volume of vehicular traffic.

Benefits include a sealed concrete floor, 6m high clearance walls, air conditioned front reception, plus three offices, boardroom, kitchen and disabled W.C. with tiled shower.

The premises has one high clearance roller door and 3 phase power.

NBN connection is also connected.

Isles Industrial Park i

Industrial

FOR LEASE

390sqm