



**23 Lawson Crescent, Coffs Harbour NSW 2450**

## **SOLD BY LJ HOOKER COMMERCIAL**

This very well located warehouse is affordably priced and is available with vacant possession.

It accommodates an established office/warehouse area of 200m<sup>2</sup> at the front plus an attached new high clearance warehouse of 200m<sup>2</sup> at the rear, accommodating a total gross leasable area of 400m<sup>2</sup>.

The site enjoys drive-in drive-out access with two ingress/egress vehicular access points.

The property is fully concrete sealed and has marked onsite car parking.

The front office/warehouse building has partitioned offices, kitchen, W.C. and a comparatively low clearance warehouse with insulated roof, mezzanine and a roller door facing Lawson Crescent.

The attached high clearance concrete tilt warehouse at the rear has 7 metre high walls, insulated roof, mezzanine offices of 36m<sup>2</sup>, 3 phase, kitchen and disabled W.C. with a shower, and a high roller door

Industrial  
FOR SALE

400sqm