



**25 Wingara Drive, Coffs Harbour NSW 2450**

## LEASED BY LJ HOOKER COMMERCIAL

This sought after opportunity comprises of a high quality, industrial building with an approximate gross leasable area of 1,300m<sup>2</sup>, plus concrete yard of over 1,500m<sup>2</sup>.

The high clearance building is centrally located on a fully concrete sealed site, which enjoys drive-through and drive-around semi-trailer/B-Double access.

The attached air conditioned office building of some 150m<sup>2</sup>, faces Wingara Drive and accommodates a reception, open plan and two/three partitioned offices, separate male and female toilets and lunch room.

Fitout includes tiled ceramic flooring, painted walls, suspended ceiling and fluorescent light fittings.

Marked car parking for 10 vehicles is provided adjacent to Wingara Drive. The property is located in the B-Double friendly Wingara Dve/Cook Dve South Coffs Industrial Estate, which enjoys

Industrial  
FOR LEASE

1300sqm