



7/45 Sandringham Avenue, Thornton NSW 2322

## Storage/Industrial fabrication

The 100m2 unit comprises of a reception/office area, toilet and shower as well as a kitchenette. The building is located in the heart of Thornton's industrial area.

The property is only a 30 min drive to Newcastle's CBD and only a 2 hour drive to Sydney CBD. The building is perfect for anyone looking for more storage or wanting to grow there small business.

### Key features

- ? Off street parking
- ? Full height roller door
- ? Toilet facilities
- ? Prime location
- ? Surrounded by numer

Industrial  
FOR LEASE

100sqm



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