



8/11 McIntosh Drive  
Mayfield West NSW 2304  
Warehouse Area Approx. 125sqm  
Office & Reception Area Approx. 107sqm  
Total Internal Area Approx. 232sqm  
Site Area Approx. 425sqm  
Urban Water Table (at 100m from boundary)  
Council: Newcastle City Council  
Zone: B11 General Industrial  
**Raine & Horne**

## Unit 8/11 Mcintosh Drive, Mayfield West NSW 2304

### OFFICES WITH WAREHOUSING

Building Area: 335m2 (Approx)

Perfect industrial unit for companies looking for more office than warehousing in a location convenient to Newcastle's CBD but without the car parking issues the CBD can sometimes pose.

Industrial

FOR LEASE

335sqm

- Reception area with waiting room
- Six private offices
- Large boardroom
- Ducted air conditioning throughout
- Kitchen and good size lunchroom
- High clearance warehouse of approx 125m2
- Mezzanine storage of approx 42m2

The Steel River Industrial Estate provides easy access to Ne