



**7 Pipeclay Avenue, Thornton NSW 2322**

## First Time Offered - Quality Multi Use Warehouse Ideal for Owner Occupiers / In

Thornton Business Park Location only 2km to Highway.

Well constructed, concrete panel, colourbond clad, mezzanine floor area plus rear lock up yard storage area. Attractive office fitout which features ? foyer, boardroom and separate admin area (approx. 90 m2).

Lease Details: Leased to September 2017 @ \$74,779 net pa, to Hunter Industrial Supplies. Lessee pays all outgoings.

Land area ? 1,416 m2

Wide frontage ? 40 m

Warehouse area ? 600 m2 area (includes office area)

Mezzanine storage ? 90 M2

Total ? Building area 690 m2

Industrial

FOR SALE

690sqm

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