



**Unit 1/36 Industrial Drive, Coffs Harbour NSW 2450**

## SOLD BY LJ HOOKER COMMERCIAL

Unit 1 accommodates an approximate gross leasable area of 154m2 and is due for completion in October. There are 6 units in this high quality concrete tilt complex, which features automatically operated heavy duty high clearance roller doors, full wall height feature glazing to potential office/mezzanine area and a wide driveway for excellent vehicular access. Unit 1 will enjoy good street exposure. Construction generally comprises heavy duty concrete flooring and 7m high walls under an insulated metal clad roof, with LED lighting, three phase power, NBN and excellent accessible amenities with W.C. and shower.

Unit 1 enjoys the following features:  
- Prime industrial loca

Industrial  
FOR SALE

154sqm